

6 Zones

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6.1 Preliminary

1. Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
2. Zones are mapped and those maps are included in Schedule 2.
3. The categories of development and categories of assessment for development in a zone are in Part 5.
4. Zone specific provisions of assessment benchmarks are contained in a zone code.
5. A precinct may be identified for part of a zone.
6. Precinct specific provisions of assessment benchmarks are contained in the zone code.
7. Each zone code identifies the following:
 - a. the purpose of the code;
 - b. the overall outcomes that achieve the purpose of the code;
 - c. for accepted development subject to requirements, the requirements that the accepted development must satisfy;
 - d. for assessable development, the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - e. for assessable development, examples that achieve aspects of the corresponding performance outcomes identified in the code;
 - f. precinct specific performance outcomes and examples;
 - g. some overlay specific (value and constraint) performance outcomes and examples relevant to land in the zone.
8. The following are the zone codes for the planning scheme:
 - a. Centre zone code
 - i. Caboolture centre precinct
 - ii. Morayfield centre precinct
 - iii. **Petrie mill precinct**
 - iv. Strathpine centre precinct
 - v. District centre precinct
 - vi. Local centre precinct
 - vii. Specialised centre precinct
 - b. Community facilities zone code
 - i. Abbey precinct
 - ii. Airfield precinct
 - iii. Utilities precinct
 - iv. Lakeside precinct
 - v. Special use precinct
 - c. Emerging community zone code
 - i. Interim precinct
 - ii. Transition precinct
 - d. Environmental management and conservation zone code
 - e. Extractive industry zone code
 - f. General residential zone code
 - i. Coastal communities precinct
 - ii. Suburban neighbourhood precinct
 - iii. Next generation neighbourhood precinct
 - iv. Urban neighbourhood precinct

- g. Industry zone code
 - i. Mixed industry and business precinct
 - ii. Light industry precinct
 - iii. General industry precinct
 - iv. Restricted industry precinct
 - v. Marine industry precinct
- h. Limited development zone code
- i. Recreation and open space zone code
 - i. Sport and recreation precinct
- j. Rural zone code
 - i. Agriculture precinct
 - ii. Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct
 - iii. Hamlet precinct
 - iv. Woodfordia and abbey surrounds precinct
 - v. Rural living investigation precinct
- k. Rural residential zone code
- l. Township zone code
 - i. Township centre precinct
 - ii. Township convenience precinct
 - iii. Township residential precinct
 - iv. Township industry precinct

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6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application - Centre zone

This code applies to undertaking development in the Centre zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies to accepted development subject to requirements in a higher order, district, local or specialised centre precinct;
2. Part B of the code applies to assessable development in the 6.2.1.1 6.2.1.1 'Caboolture centre precinct';
3. Part C of the code applies to assessable development in the 6.2.1.2 6.2.1.2 'Morayfield centre precinct';
4. ~~Part D of the code applies to assessable development in the 6.2.1.3 6.2.1.3 'Petrie mill precinct';~~
5. Part E of the code applies to assessable development in the 6.2.1.4 6.2.1.4 'Strathpine centre precinct';
6. Part F of the code applies to assessable development in the 6.2.1.5 6.2.1.5 'District centre precinct';
7. Part G of the code applies to assessable development in the 6.2.1.6 6.2.1.6 'Local centre precinct';
8. Part H of the code applies to assessable development in the 6.2.1.7 6.2.1.7 'Specialised centre precinct'.

6.2.1.2 Purpose - Centre zone

1. The purpose of the Centre zone code is to provide for a mix of uses and activities. These uses include, but are not limited to; business, retail, professional, administrative, community, entertainment, educational, recreational, cultural and residential activities. Centres have a variety of scales based on their location and surrounding activities;
2. The purpose of the centre zone code is to recognise, foster and encourage the development of vibrant, multi-functional centres that form a network within the region to:
 - a. provide a foundation for economic growth through the interaction and co-location of a diverse mix of uses, the achievement of clustered economies, and the more efficient concentration of goods and service;
 - b. provide a focus for government and non-government investment in major public transport, health, higher education, cultural, recreational and entertainment facilities;
 - c. provide a focus for community and social interaction;
 - d. manage private travel demand by encouraging multi-purpose trips of lower frequency and reduced duration;

- e. provide enhanced opportunities for land use and transport integration particularly in respect of active (pedestrian, bicycle) and public transport networks;
 - f. provide an interesting and diverse mixed-use residential environment.
3. The Centre zone code seeks to implement the policy direction set in Part 3, Strategic Framework.
 4. The Centre zone comprises 7 precincts which have the following purpose:
 - a. Higher order centre precincts:
 - i. Caboolture, Morayfield and Strathpine centre precincts
The purpose of these higher order centre precincts is to support the development of the region's higher order centres as the main centres for administration, business, shopping and civic investment in the region. Higher order centres provide the greatest mix of land uses and the highest development densities. Higher order centres have a central, highly accessible core which contains the highest density of development, and accommodates land uses such as major and specialist retail, professional and other specialist services and civic, education, health and cultural facilities that benefit from a highly accessible location. Higher order centres are located around a significant transit node, and at the centre of the transport networks serving the community. These are the largest centres, providing a large number and range of employment opportunities serving the region's population.
 - ii. ~~Petrie mill precinct~~
~~The purpose of this higher order centre precinct is to maximise opportunities for the evolution of the precinct as a centre focused on education and health employment opportunities. The precinct will transform the role of the Petrie mill precinct as a crucial and vital part of the region's growth and economic future. The precinct will have a central, highly accessible core supported by a range of land uses such as retail, commercial, industry, residential and community functions including significant sport and recreation facilities and community uses which collectively and actively contribute to the broader role of Petrie as a district centre.~~
 - iii. Each higher order centre has its own precinct. The higher order centre precincts are:
Caboolture centre precinct
Morayfield centre precinct
~~Petrie mill precinct~~
Strathpine centre precinct

Note - The Mango Hill Infrastructure Development Control Plan applies to development in North Lakes.

b. District centre precinct

The purpose of the District centre precinct is to provide a wide range of services and facilities at a significantly lower scale and lower intensity than higher order centres and serve a smaller catchment population of 20,000 - 50,000 people. District centres provide a focal point for inter-suburban transport networks and for surrounding medium density neighbourhoods. District centres provide health, education and community facilities and a range of Shops⁽⁷⁵⁾ including full-line supermarkets and specialist stores to cater for weekly shopping needs.

The District centre precincts are:

Bellara / Bongaree
Burpengary
Deception Bay
Margate
Kallangur
Petrie
Warner
Albany Creek

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Arana Hills

Note - The Mill at Moreton Bay Priority Development Area Development Scheme applies to development in the Petrie District Centre.

c. Local centre precinct

The purpose of the Local centre precinct is to provide a limited range of services, including convenience retail, to a cluster of local neighbourhoods. They have good local accessibility, particularly active transport and act as a focal point and meeting place for the local community. Local centres generally serve a catchment of 10,000- 15,000 people and are generally defined by the presence of a full-line supermarket or a fully functioning main street that caters for a catchment of the same size.

The Local centre precincts are:

- Albany Creek - Old North Road
- Banksia Beach, Banksia Beach Shopping Centre - Sunderland Drive
- Bongaree, First Avenue Strip
- Bray Park, Kensington Village Shopping Centre - Sovereign Avenue
- Beachmere, Beachmere Road
- Caboolture, Central Lakes - Pettigrew Street
- Clontarf, Elizabeth Avenue
- Kallangur, Lilly Brook Shopping Village - Brickworks Road
- Kippa-Ring, Dolphins Central - Ashmole Road
- Lawnton, Gympie Road
- Murrumba Downs, Murrumba Downs Shopping Centre - Dohles Rocks Road West
- Narangba, Young Road and Golden Wattle Drive

d. Specialised centre precinct

The purpose of the Specialised centre precinct is to provide for the establishment of retail uses which have specific locational or land requirements that are difficult to achieve within higher order, district or local centres. Bulky goods premises often needing a large area for the handling, display or storage of goods or direct vehicular access by members of the public to the site to load or unload goods. These uses service a regional catchment of 40,000 - 80,000 people, are clustered together forming individual precincts rather than being located at the periphery of a higher order, district or local centre.

The Specialised centre precincts are:

- Mango Hill, Anzac Avenue
- Morayfield, Morayfield Road south
- Rothwell, Deception Bay Road
- Rothwell, Anzac Avenue
- Strathpine, Gympie Road South
- Lawnton, Gympie Road

Note - In addition to centres a neighbourhood can contain small groups of Shops⁽⁷⁵⁾, Offices⁽⁵³⁾ and community activities known as Neighbourhood Hubs. These are small scale developments rather than centres and are guided by the zone or precinct they are located within (e.g. General residential zone) and are not addressed in this code.

5. The purpose of the code will be achieved through the following overall outcomes:

- a. Development is consistent with the role and function of the centre, as identified on the Moreton Bay centres network table below (refer Table 6.2.1.1).

Table 6.2.1.1 Moreton Bay centres network

Moreton Bay centres network					
	Higher Order -	Higher Order - Petrie-mill	District	Local	Specialised

Moreton Bay centres network					
	Caboolture, Morayfield and Strathpine				
Role/Function	- Key centre within the SEQ Region. - Most intense concentration of retail, commercial and civic development.	-Key centre within the SEQ Region: -Most intense concentration of employment:	- Focus for retail and commercial development within the planning area.	- Focus for retail and commercial activity within the local area.	- Focus for large (bulky goods) Showrooms ⁽⁷⁸⁾ .
Catchment	Regional	Regional	District	Local	Sub-Regional
Transport connectivity	Important focus for passenger rail and high frequency bus networks in the region.	Important focus for passenger rail and high frequency bus networks in the region:	Key focal point within the regional 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
Scale of Retail activities	>40,000m ² GFA	Not specified	15,000m ² - 25,000m ² GFA	5,000m ² - 7,000m ² GFA	Not specified
Retail activities	Including: - Department stores (including discount department stores) - Showrooms ⁽⁷⁸⁾ - Personal Services - Full-line supermarkets - Full range of specialty stores Excludes: N/A	Including: Not specified Excludes: Not specified	Including: - Discount department stores) - Full-line supermarkets - Personal Services - Specialty stores Excludes: N/A	Including: - A full-line supermarket - Convenience stores - Personal services - Specialty stores Excludes: - Department stores (including discount department stores) - Supermarkets - Specialty stores - Convenience stores - Personal services	Including: - Bulky goods retailing Excludes: - Department stores (including discount department stores) - Supermarkets - Specialty stores - Convenience stores - Personal services
Scale of commercial activities	Effectively no GFA limit	Effectively no GFA limit	>5,000m ² GFA	2,000m ² - 5,000m ² GFA	N/A
Commercial activities	Includes: - Key administration centre - State and local government offices - Professional and service businesses Excludes: N/A	Includes: -High employment generating activities, such as, higher education and Hospital⁽³⁶⁾ uses -Key administration centre -State and local government offices -Professional and service businesses Excludes:	Includes: - Intermediate level offices - Local professional offices Excludes: N/A	Including: - Local professional offices Excludes: - District level and above professional and government offices	Includes: N/A Excludes: - All commercial activities

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Moreton Bay centres network					
		N/A			
Residential activities	- High density, multi-storey	-High density, multi-storey	- Medium density, multi-storey	- Medium - low density, low-rise	- No residential activity other than caretakers
Community activities	- Artistic, social or cultural facilities - Child care - Education - Emergency services ⁽²⁵⁾ - Health services - Religious activities - Social interaction or entertainment - Support services	-Education -Health and medical services -Artistic, social or cultural facilities -Child care -Emergency services -Religious activities -Social interaction or entertainment -Support services	- Artistic, social or cultural facilities - Child care - Education - Emergency services ⁽²⁵⁾ - Health services - Religious activities - Social interaction or entertainment - Support services	- Artistic, social or cultural facilities - Child care - Education - Emergency services ⁽²⁵⁾ - Health services - Religious activities - Social interaction or entertainment - Support services	- No community activities
Other activities	- Regional focus for health, education, cultural and entertainment facilities - Regional civic park	-Regional focus for health, education and entertainment -Regional civic park	- Entertainment facilities - District civic park	- Small scale entertainment activities - Local civic park	- No other activities

6.2.1.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.1.2. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 6.2.1.2, 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 (PO)						
	Caboolture centre precinct	Morayfield centre precinct	Petrie mill precinct	Strathpine centre precinct	District centre precinct	Local centre precinct	Specialised centre precinct
RAD1	PO1, PO2	PO1, PO2		PO1, PO2	PO1	PO1	PO1
RAD2	PO5	PO3, PO4		PO3	PO2	PO2	PO2
RAD3	PO10	PO7		PO8	PO5	PO5	PO5
RAD4	PO16	PO10		PO12	PO12	PO12	PO9
RAD5	PO17-PO19	PO11-PO13		PO13-PO15	PO13-PO15	PO13-PO15	PO10-PO12
RAD6	PO22	PO16		PO19	PO19	PO19	PO15
RAD7	PO23	PO17		PO20	PO20	PO20	PO16
RAD8	PO27	PO21		PO25	PO22	PO22	PO18

RAD9	PO35	PO29		PO33	PO30	PO30	PO26
RAD10	PO37-PO42	PO31-PO36		PO34-PO40	PO32-PO37	PO32-PO37	PO28-PO33
RAD11	PO46	PO40		PO44	PO41	PO41	PO37
RAD12	PO46	PO40		PO44	PO41	PO41	PO37
RAD13	PO48	PO42		PO46	PO43	PO43	PO39
RAD14	PO50	PO44		PO48	PO45	PO45	PO41
RAD15	PO52	PO46		PO50	PO47	PO47	PO43
RAD16	PO53	PO47		PO51	PO48	PO48	PO44
RAD17	PO55	PO49		PO53	PO50	PO50	PO46
RAD18	PO57	PO51		PO55	PO52	PO52	PO48
RAD19	PO58	PO52		PO56	PO53	PO53	PO49
RAD20	PO55	PO49		PO53	PO50	PO50	PO46
RAD21	PO59	PO53		PO57	PO54	PO54	PO50
RAD22	PO59-PO64	PO53-PO58		PO57-PO62	PO54-PO59	PO54-PO59	PO50-PO55
RAD23	PO61	PO55		PO59	PO56	PO56	PO52
RAD24	PO65	PO59		PO63	PO60	PO60	PO56
RAD25	PO65	PO59		PO63	PO60	PO60	PO56
RAD26	PO65	PO59		PO63	PO60	PO60	PO56
RAD27	PO66	PO60		PO64	PO61	PO61	PO57
RAD28	PO67	PO61		PO65	PO62	PO62	PO58
RAD29	PO74	PO67		PO72	PO68	PO68	PO64
RAD30	PO74	PO67		PO72	PO68	PO68	PO64
RAD31	PO73	PO66		PO71	PO67	PO67	PO63
RAD32	PO74	PO67		PO72	PO68	PO68	PO64
RAD33	PO68	PO62		PO66	PO63	PO63	PO59
RAD34	PO68	PO62		PO66	PO63	PO63	PO59
RAD35	PO78	PO69		PO76	PO70	PO70	PO66
RAD36	PO79	PO70		PO77	PO71	PO71	PO67
RAD37	PO80	PO71		PO78	PO72	PO72	PO68
RAD38	PO80	PO71		PO78	PO72	PO72	PO68
RAD39	PO80	PO71		PO78	PO72	PO72	PO68
RAD40	PO80	PO71		PO78	PO72	PO72	PO68
RAD41	PO82	PO73		PO80	PO74	PO74	PO70
RAD42	PO86	PO75		PO88	PO75	PO75	PO71
RAD43	PO87-PO97	PO76-PO87		PO89-PO100	PO76-PO87	PO76-PO87	PO72-PO83
RAD44	PO87-PO97	PO76-PO87		PO89-PO100	PO76-PO87	PO76-PO87	PO72-PO83

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RAD45	N/A	N/A		PO101	N/A	N/A	N/A
RAD46	N/A	N/A		PO102	N/A	N/A	N/A
RAD47	N/A	N/A		PO103	N/A	N/A	N/A
RAD48	N/A	N/A		PO104	N/A	N/A	N/A
RAD49	N/A	N/A		N/A	N/A	N/A	84
RAD50	N/A	N/A		N/A	N/A	N/A	85
RAD51	N/A	N/A		N/A	N/A	N/A	85
RAD52	PO98-PO99	PO88-PO90		PO105-PO107	PO88-PO90	PO88-PO90	PO86-PO88
RAD53	PO98-PO99	PO88-PO90		PO105-PO107	PO88-PO90	PO88-PO90	PO86-PO88
RAD54	PO101	PO91		PO108	PO91	PO91	PO89
RAD55	PO101	PO91		PO108	PO91	PO91	PO89
RAD56	PO101	PO91		PO108	PO91	PO91	PO89
RAD57	N/A	N/A		N/A	N/A	N/A	N/A
RAD58	N/A	N/A		PO109	N/A	N/A	N/A
RAD59	N/A	N/A		N/A	N/A	N/A	N/A
RAD60	N/A	N/A		N/A	PO92-PO93	N/A	N/A
RAD61	PO102-PO104, PO106-PO108	PO94-PO96, PO98-PO100		PO111-PO113, PO115-PO117	PO95-PO97, PO99-PO101	PO93-PO95, PO97-PO100	PO90-PO92, PO94-PO96
RAD62	PO102-PO104, PO106-PO108	PO94-PO96, PO98-PO100		PO111-PO113, PO115-PO117	PO95-PO97, PO99-PO101	PO93-PO95, PO97-PO100	PO90-PO92, PO94-PO96
RAD63	PO102-PO104	PO94-PO96		PO111-PO113	PO95-97	PO93-PO95	PO90-PO92
RAD64	PO105	PO97		PO114	PO98	PO96	PO93
RAD65	PO109	PO101		PO118	PO102	PO101	PO97
RAD66	N/A	N/A		N/A	PO104	PO103	N/A
RAD67	PO110	PO102		PO119	PO103	PO102	PO98

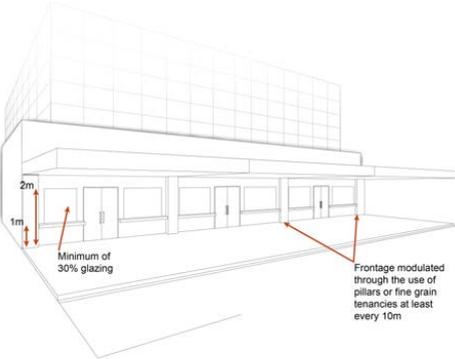
Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are set out in: Part B, Table 6.2.1.1.1 Caboolture centre precinct; Part C, Table 6.2.1.2.1 Morayfield centre precinct; [Part D, Table 6.2.1.3.1 Petrie mill precinct](#); Part E, Table 6.2.1.4.1 Strathpine centre precinct; Part F, Table 6.2.1.5.1 District centre precinct; Part G, Table 6.2.1.6.1 Local centre precinct; and Part H, Table 6.2.1.7.1 Specialised centre precinct respectively; as well as the relevant purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Part A - Requirements for accepted development - Higher order, District, Local or Specialised centre precinct

Table 6.2.1.2 Requirements for accepted development - Higher order, District, Local or Specialised centre precincts

Requirements for accepted development
General requirements
Extensions to existing buildings

RAD1	<p>Extensions to an existing building do not exceed 80m² GFA on-site.</p> <p>Note -The increase in GFA as stated above, includes any previous increases in gross floor area undertaken as accepted development, building work or accepted development subject to requirements under this planning scheme.</p>
Active frontage	
RAD2	<p>Where involving an extension (building work) in front of the main building line:</p> <ol style="list-style-type: none"> a minimum of 50% of the front facade of the extension to the building is made up of windows or glazing between a height of 1m and 2m; the minimum area of window or glazing remains uncovered (e.g. is transparent and not covered by screens, curtains, furniture, internal fixtures, objects or the like) and free of signage. <p style="text-align: center;">Figure - Glazing</p> 
Building height	
RAD3	<p>Where involving an extension (building work), building height of the extension does not exceed the maximum height identified on Overlay map - Building heights.</p>
Car parking	
RAD4	<p>Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.</p>
RAD5	<p>Where additional car parking spaces are provided they are not located between the frontage and the main building line.</p>
Waste	
RAD6	<p>Where involving an extension (building work) and new waste management arrangements on site or changes to the existing waste management arrangements on site, all bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Landscaping	
RAD7	<p>Development does not result in a reduction in the area (m²) or standard of established landscaping on-site.</p> <p>Note - This does not apply to vacant parts of a site not developed that might be grassed or contain other vegetation.</p>

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Lighting	
RAD8	<p>Any new or changes to existing artificial lighting 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 the 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>
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD9	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 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, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	
Utilities	
RAD10	<p>Where available, the development is connected to:-</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband; reticulated sewerage;

	<p>d. reticulated water;</p> <p>e. sealed and dedicated road.</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
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Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD11	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD12	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>

Stormwater

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<p>RAD13</p>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>				
<p>RAD14</p>	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ul style="list-style-type: none"> a. is for urban purposes only;- b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>				
<p>RAD</p>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
<p>RAD</p>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
<p>RAD</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 1966 1465 2083"> <thead> <tr> <th data-bbox="263 1966 865 2083">Pipe Diameter</th> <th data-bbox="865 1966 1465 2083">Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> </tr> </tbody> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)		
Pipe Diameter	Minimum Easement Width (excluding access requirements)				

Stormwater Pipe up to 825mm diameter	3.0m
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	

Site works and construction management	
RAD15	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD16	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD17	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.
RAD20	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.
RAD18	<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>

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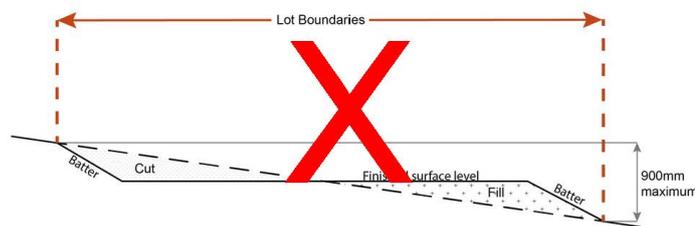
RAD	<p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD22

The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- involve a change in level of more than 1.0m relative to natural ground level

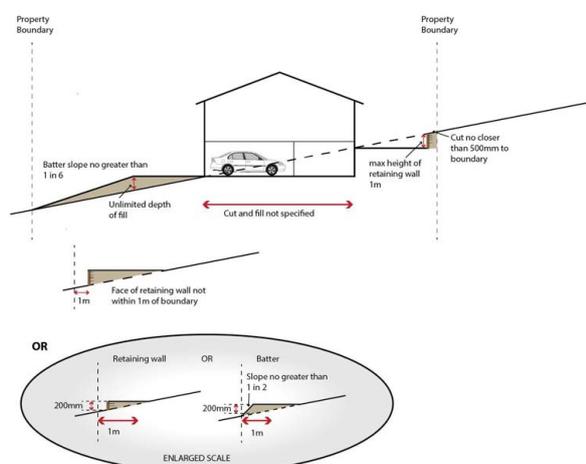
OR

result in a batter greater than 1V to 6H;

- necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

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	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD21	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD23	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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.

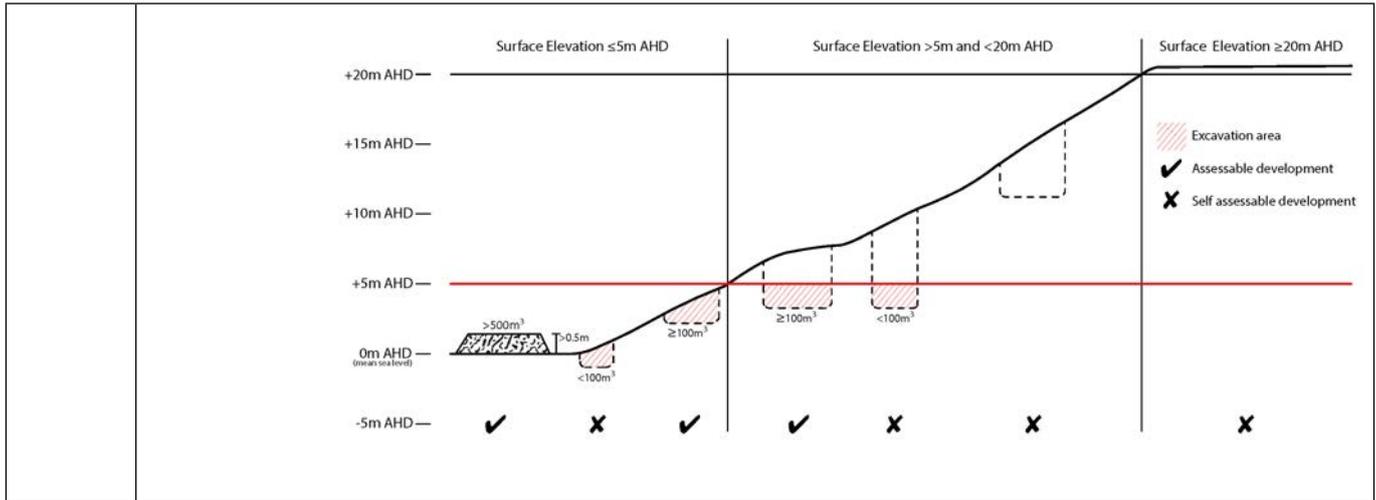
RAD24	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <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 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: <ol 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.
RAD25	<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"> 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.
RAD26	<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>
RAD27	<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;

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	<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>
RAD28	<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	
Residential uses (Dwelling units⁽²³⁾ and Caretaker's accommodation⁽¹⁰⁾)	
RAD29	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
RAD30	Dwellings are located behind or above the non-residential use on-site.
RAD31	<p>Dwellings are provided with a private open space area that:</p> <p>a. is directly accessible from a living area within the dwelling;</p> <p>b. is screened for privacy;</p> <p>c. ground level floor dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level floor dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.</p>
RAD32	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services ⁽²⁵⁾ .
Home based business⁽³⁵⁾	
RAD33	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.
RAD34	The Home based business ⁽³⁵⁾ occupies an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
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>	
RAD35	A minimum area 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.

RAD36	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.
RAD37	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.
RAD38	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD39	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD40	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>
RAD41	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.	
RAD42	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.

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Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

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

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

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

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

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

RAD43 Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².

	<p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD44	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD45	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD46	<p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾;

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	<ul style="list-style-type: none"> k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD47	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD48	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD49	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD50	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD51	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
<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>	
RAD52	<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>

	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD53	<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>
RAD54	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD55	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surfacelevel prior to work commencing.
RAD56	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD57	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
RAD58	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD59	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD60	All habitable rooms located within an Electricity supply substation buffer are:

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	<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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD61	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.
RAD62	<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>
RAD63	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD64	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.
RAD65	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.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD66	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <ul style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast; c. where over 12m in height, the building design includes the following architectural character elements: <ul style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; <div style="text-align: center;">  </div> <ul style="list-style-type: none"> ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;



iii. Roof top outlooks, tensile structure as shading devices; and



iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.



d. existing pine trees, palm trees, mature fig and cotton trees are retained.

Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)

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

RAD67

No development is to occur within:

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

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

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

6 Zones

	Note - The minimum setback distance applies to the each side of waterway.
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6.2.1.1 Caboolture centre precinct

6.2.1.1.1 Purpose - Caboolture centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Caboolture centre precinct:
 - a. Development reinforces the Caboolture centre precinct as the main centre for administration and business within the Moreton Bay Region.
 - b. Development contributes to the consolidation of the Caboolture centre precinct, through:
 - i. greater land use efficiency within the precinct;
 - ii. increasing residential density and diversity within the centre and around the railway station.
 - c. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the expansion of the Caboolture centre precinct into adjoining zones.
 - d. Development incorporates transit oriented development principles and encourages increased active and public transport usage, by:
 - i. increasing land use intensity within walking distance of public transport facilities;
 - ii. contributing to attractive, walkable street environments, through streetscape upgrades and enhancements;
 - iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.
 - e. High density residential activities are encouraged within the precinct.
 - f. The intensity of development and mix of land uses provided in the precinct supports the provision of high frequency public transport services and other services and facilities.
 - g. The built form of the Caboolture centre precinct is characterised by medium to high rise buildings.
 - h. King Street remains the prominent location for higher order retail uses in the precinct.
 - i. Strategic re-development of key sites within the precinct provide an opportunity to:
 - i. increase the intensity and mix of land uses provided in the precinct;
 - ii. increase land use efficiency, through more intense building forms;
 - iii. realise important pedestrian connections and public realm improvements.
 - j. The number of car parking spaces is managed to:
 - i. encourage the use of active and public transport;
 - ii. increase land use efficiency;
 - iii. improve development feasibility;
 - iv. avoid the negative impacts of large areas of car parking on the streetscape.
 - k. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.

6 Zones

- I. Buildings contribute to an efficient and attractive, sub-tropical centre, through:
 - i. high quality, distinctive design which addresses streets and public spaces;
 - ii. energy efficient buildings which achieve best practice environmental performance;
 - iii. the use of high quality, low-maintenance building materials, lightweight elements and recesses.
- m. Crime prevention through environmental design principles are incorporated into the design of buildings and public spaces to ensure the safety and security of people and property.
- n. The ground and podium levels of development are occupied by retail, commercial or Community uses⁽¹⁷⁾ to provide activities close to the public realm.
- o. **Service stations:**
 - i. **establish where they will not disrupt, fragment or negatively impact active frontages or streets where pedestrian safety and comfort are of high importance;**
 - ii. **establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts from road vehicle noise;**
 - iii. **establish in locations that will not have a negative impact on the street environments intended to include active frontages;**
 - iv. **do not negatively impact adjoining residents or the streetscape;**
 - v. **ancillary uses or activities only service the convenience needs of users.**
- p. Adverse impacts on the amenity of surrounding land uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining the centre.
- q. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.
- r. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- s. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.
- w. Development in the Caboolture centre precinct includes one or more of the following:

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x.

<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⁾ Dual occupancy⁽²¹⁾ - if in a mixed use building Dwelling unit⁽²³⁾ Educational establishment⁽²⁴⁾ Emergency services⁽²⁵⁾ Food and drink outlet⁽²⁸⁾ 	<ul style="list-style-type: none"> Function facility⁽²⁹⁾ Hardware and trade supplies⁽³²⁾ Health care services⁽³³⁾ Home based business⁽³⁵⁾ Hotel⁽³⁷⁾ Indoor sport and recreation⁽³⁸⁾ Low impact industry⁽⁴²⁾ - if not located adjoining a main street Market⁽⁴⁶⁾ Multiple dwelling⁽⁴⁹⁾ Office⁽⁵³⁾ 	<ul style="list-style-type: none"> Place of worship⁽⁶⁰⁾ Rooming accommodation⁽⁶⁹⁾ Sales office⁽⁷²⁾ Service industry⁽⁷³⁾ Shop⁽⁷⁵⁾ Shopping centre⁽⁷⁶⁾ Short term accommodation⁽⁷⁷⁾ Showroom⁽⁷⁸⁾ Theatre⁽⁸²⁾ Veterinary services⁽⁸⁷⁾
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y. Development in the Caboolture centre 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⁾ Brothel⁽⁸⁾ Bulk landscape supplies⁽⁹⁾ Cemetery⁽¹²⁾ Crematorium⁽¹⁸⁾ Cropping⁽¹⁹⁾ Detention facility⁽²⁰⁾ 	<ul style="list-style-type: none"> Extractive industry⁽²⁷⁾ 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⁾ Permanent plantation⁽⁵⁹⁾ Relocatable home park⁽⁶²⁾ 	<ul style="list-style-type: none"> Rural industry⁽⁷⁰⁾ Rural workers accommodation⁽⁷¹⁾ Special industry⁽⁷⁹⁾ Tourist park⁽⁸⁴⁾ Transport depot⁽⁸⁵⁾ Warehouse⁽⁸⁸⁾ Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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z. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.

Part B - Criteria for assessable development - Caboolture 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 B, Table 6.2.1.1.1 as well as the purpose statement and overall outcomes of this code.

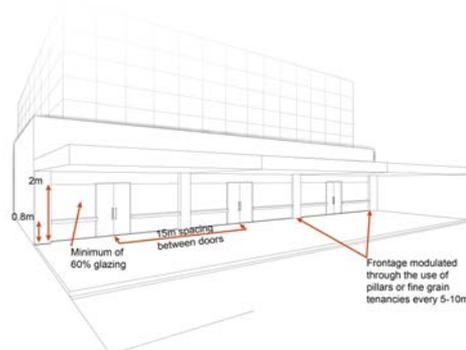
Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.1.1.1 Assessable development - Caboolture centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Role of Caboolture centre precinct	
<p>PO1</p> <p>Development in the Caboolture centre precinct:</p> <ul style="list-style-type: none"> a. reflects the prominence of the Caboolture centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland; b. does not undermine the growth of the Caboolture centre precinct as the central business district, being the focus for administration, business, commercial and high quality retail in the Moreton Bay region; c. is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network. <p>Note - Refer to Moreton Bay centres network Table 6.2.1.1</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</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 maintaining or increasing the GFA and land use intensity within the precinct boundaries to promote economic development.</p> <p>Note - Development within the Caboolture centre precinct is expected to capitalise on the area's strategic advantages, including co-location with other businesses and government administration and access to high quality public transport, by maximising the efficient use of land. Activities that are land intensive, but do not promote economic development, such as open car parks, are discouraged.</p>	<p>E2</p> <p>Development within the Caboolture centre precinct core, as indicated on 'Figure 6.2.1.1.1 - Caboolture ', achieves a minimum plot ratio of 1:1.</p> <p>Note - Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:1 means a 1,000m² site is to be developed with a minimum of 1,000m² gross floor area.</p>
Active frontage	
<p>PO3</p>	<p>No example provided.</p>

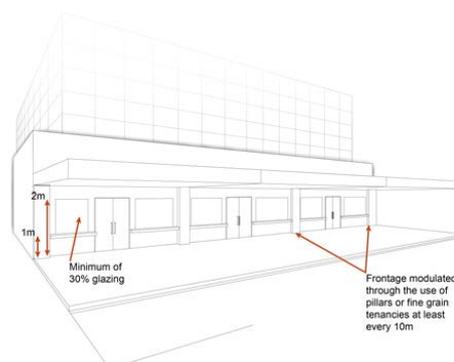
6 Zones

<p>Development incorporates transit oriented development principles and encourages active and public transport usage, by:</p> <ul style="list-style-type: none"> a. contributing to attractive, highly walkable street environments, through streetscape upgrades and enhancements (e.g wide footpaths, furniture, art, street trees etc.); b. prioritising pedestrian and cycle safety and movement over private vehicle access and movement. <p>Note - Streetscape upgrades are to be designed and constructed in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	
<p>PO4</p> <p>Development on a site shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type A, B or C, is built to the street alignment (0m setback) for the full width of the street frontage.</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>No example provided.</p>
<p>PO5</p> <p>Buildings are designed and oriented to address and activate areas of pedestrian movement, to:</p> <ul style="list-style-type: none"> a. promote vitality, interaction and casual surveillance; b. concentrate and reinforce pedestrian activity; c. avoid opaque facades to provide visual interest to the street frontage. <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>E5.1</p> <p>Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type A incorporates:</p> <ul style="list-style-type: none"> a. a minimum of 60% of the length of the street frontage glazed between 0.8m and 2.0m above finished ground level; b. external doors which directly adjoin the street frontage at least every 15m; c. modulation in the facade, by incorporating a change in tenancy or the use of pillars or similar elements every 5-10m; d. the minimum window or glazing is to remain uncovered and free of signage.

Figure - Frontage Type A**E5.2**

Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type B incorporates:

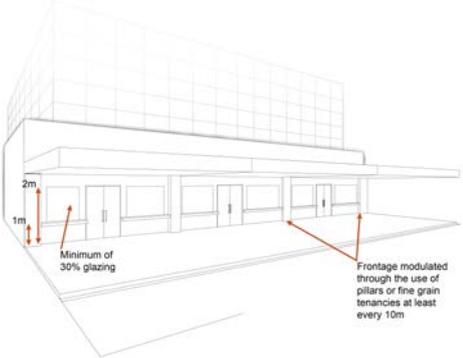
- a minimum of 50% of the length of the street frontage glazed between 1.0m and 2.0m above **finished** ground level;
- modulation in the facade, by incorporating fine grain tenancies or the use of pillars or similar elements at least every 10m;
- the minimum window or glazing is to remain uncovered and free of signage.

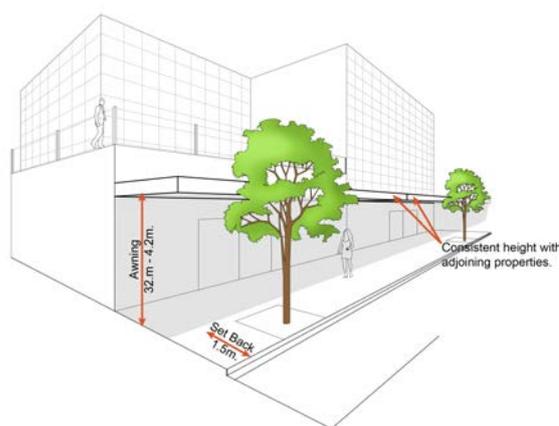
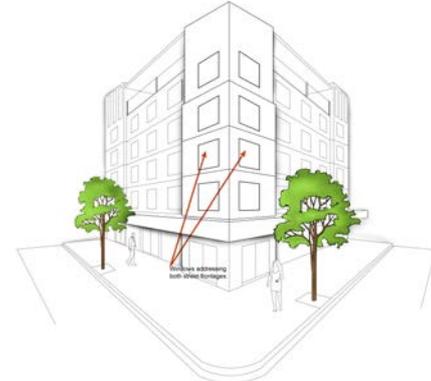
Figure - Frontage Type B**E5.3**

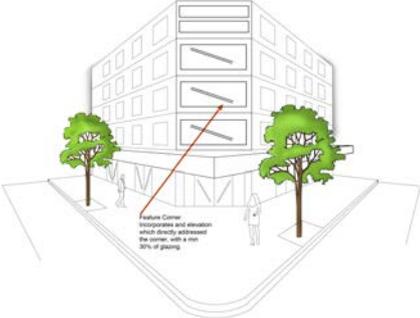
Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type C incorporates:

- a minimum of 30% of the length of the street frontage glazed between 1.0m and 2.0m above **finished** ground level;

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	<ul style="list-style-type: none"> b. modulation in the facade, by incorporating fine grain tenancies or the use of pillars or similar elements at least every 10m; c. the minimum window or glazing is to remain uncovered and free of signage. <p style="text-align: center;">Figure - Frontage Type C</p> 
<p>PO6</p> <p>Building frontages encourage streetscape activity, by providing pedestrian protection from solar exposure and inclement weather.</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>E6</p> <p>Development on-sites shown on 'Figure 6.2.1.1.1 - Caboolture 'as requiring a frontage type A, B or C incorporate an awning which:</p> <ul style="list-style-type: none"> a. is cantilevered; b. extends for the full width of the site; c. is a minimum of 3.2m and maximum 4.2m above the pavement height; 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 and regulatory signage.

	<p style="text-align: center;">Figure - Awning requirements</p> 
<p>PO7</p> <p>Buildings on highly visible and accessible street corners (as shown on 'Figure 6.2.1.1.1 - Caboolture ') incorporate design measures on the corners to assist in legibility of the street environment and promote activity on the street frontage.</p> <p>Note - Design measures will vary depending on the building and location, however may include the following:</p> <ol style="list-style-type: none"> increasing the height of the building on the corner; stepping back the building on the corner to create an additional face; including prominent building entrances and windows on the corners; the use of a focal point, such as a tower, visual display or artwork on the corner. <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>E7.1</p> <p>Buildings located on a street corner shown on 'Figure 6.2.1.1.1 - Caboolture 'as a prominent corner incorporate windows which address both street frontages.</p> <p style="text-align: center;">Figure - Prominent corner requirements</p>  <p>E7.2</p> <p>Buildings located on a street corner shown on 'Figure 6.2.1.1.1 - Caboolture 'as a feature corner incorporate an elevation which directly faces the corner and has a minimum of 30% glazing.</p>

	<p style="text-align: center;">Figure - Feature corner requirements</p> 
	<p>E7.3</p> <p>Buildings located at the junction of Beerburum Road and Hasking Street and James Street:</p> <ol style="list-style-type: none"> a. provide a 4.0m by 4.0m truncation, to be dedicated as road reserve; b. incorporate a 4.0m by 4.0m concave building chamfer at the corner for the full height of the building; c. provide a well-designed facade, including: <ol style="list-style-type: none"> i. windows and openings; ii. pedestrian entrances, particularly on the building chamfer; iii. projections and articulation. <p>Note - Where above-ground infrastructure, service pillars or cabinets are located in the middle of the footpath as a result of a corner truncation, development relocates the infrastructure to the new boundary.</p>
<p>Setbacks</p>	
<p>PO8</p> <p>Front building setbacks ensure buildings address and actively interface with streets and public spaces.</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>E8</p> <p>Buildings are built to the street alignment for the full width of the street frontage, excluding vehicle crossovers.</p>
<p>Site area</p>	
<p>PO9</p>	<p>No example provided.</p>

<p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	
Building height	
<p>PO10</p> <p>Building height:</p> <ul style="list-style-type: none"> a. reflects the prominence of the Caboolture centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland; b. maximises land use intensity around the Caboolture rail station; c. allows for distinctive and innovative design outcomes on prominent sites; d. ensures an even distribution of retail and commercial development across the Caboolture centre precinct and avoids over-concentration of activities in one location; e. provides a transition to lower density areas surrounding the Central Business District. <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>E10</p> <p>Building height is within the minimum and maximum height identified on Overlay map - Building heights.</p> <p>Note - Development on street corners identified as a prominent or feature corner on 'Figure 6.2.1.1.1 - Caboolture 'may incorporate an increased building height on the corner, if the building:</p> <ul style="list-style-type: none"> a. provides high quality and unique architectural design outcomes that emphasise the prominence of the street corner; b. positively contributes to the cityscape.
<p>PO11</p> <p>Taller buildings incorporate a podium which provides a human-scaled, strong and continuous frontage to the street.</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>E11.1</p> <p>For sites that adjoin Elliot Street, Esme Street, James Street and Hasking Street:</p> <ul style="list-style-type: none"> a. buildings include a podium that is built to the boundary to a maximum height of 15m; b. all parts of the building that are greater than 15m in height are setback a minimum of 6m. <p>E11.2</p> <p>For sites that adjoin King Street and George Street:</p> <ul style="list-style-type: none"> a. buildings include a podium that is built to the boundary to 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>E12.1</p>

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<p>Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building.</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground level floor.</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> <ol style="list-style-type: none"> incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; articulate and detail the building facade at street level and respond to the human scale; visually integrate with the surrounding area and adjoining buildings through appropriate design and materials; avoid blank walls through articulation and architectural treatments to create visual interest; avoid highly reflective finishes; avoid the visual dominance of plant and equipment on building roofs. <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>No example provided.</p>
<p>PO14</p> <p>Building entrances:</p> <ol style="list-style-type: none"> are readily identifiable from the road frontage; 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; provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance; are adequately lit to ensure public safety and security. 	<p>No example provided.</p>

Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance outcome.

Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.

Accessibility and permeability

PO15

Development contributes to greater permeability within the Caboolture centre precinct by facilitating a network of convenient and safe pedestrian walkways and mid-block connections, as outlined in 'Figure 6.2.1.1.1 - Caboolture '.

Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.

E15.1

Pedestrian connections are provided on-sites indicated on 'Figure 6.2.1.1.1 - Caboolture 'and are:

- a. accessible 24 hours a day, 7 days a week;
- b. designed to be safe at all times;
- c. is sealed and of a sufficient width and grade to permit universal access
- d. generally located as shown on 'Figure 6.2.1.1.1 - Caboolture '.

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.

E15.2

Pedestrian amenity areas are provided on-sites indicated on 'Figure 6.2.1.1.1 - Caboolture 'and are:

- a. shaded and protected from weather;
- b. accessible and designed to be safe 24 hours a day, 7 days a week.

Note - Pedestrian resting areas 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 pedestrian areas is critical to ensuring a safe and well-utilised public space.

Figure - Example of a pedestrian resting area



Movement network

PO

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.

Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.

E

Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.

E

For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.

Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.

Car parking

PO16

The provision of car parking spaces:

- a. is appropriate for the use;
- b. avoids an oversupply of car parking spaces.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.

E16

Car parking is provided in accordance with the table below.

Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided
Non-residential	1 per 50m ² GFA	1 per 75m ² GFA
Residential - Permanent/long term	N/A	2 per 5 dwelling
Residential - Serviced/short term	1 per 4 dwellings + staff spaces	1 per 10 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.

	<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>PO17</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>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>	<p>No example provided.</p>				
<p>PO19</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>E19</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</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"> 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>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" data-bbox="791 1756 1465 1886"> <thead> <tr> <th data-bbox="791 1756 1102 1809">Use</th> <th data-bbox="1102 1756 1465 1809">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="791 1809 1102 1886">Residential uses comprised of dwellings</td> <td data-bbox="1102 1809 1465 1886">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				

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<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"> <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> </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 examples. 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>E20.2</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>E20.3</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.

E20.4

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

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	<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>PO21</p> <p>Loading and servicing areas:</p> <ol 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. 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>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> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Landscaping	
<p>PO23</p> <p>On-site landscaping is provided, that:</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>No example provided.</p>

<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>	
Environmentally sensitive design	
<p>PO24</p> <p>Development incorporates energy efficient design principles, including:</p> <ol 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. 	No example provided.
<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> <ol 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. 	No example provided.

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<p>Note - Further information is available in Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007.</p>	
<p>Lighting</p>	
<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 sensitive land uses.</p>	<p>No example provided.</p>
<p>Amenity</p>	
<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 environmental nuisances.</p>	<p>No example provided.</p>
<p>Noise</p>	
<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.

	<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>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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO31</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>E31.1</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> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <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. <p>b. For any hazard scenario involving fire or explosion:</p> <ol style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. <p>If criteria E31.1 (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>E31.2</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>

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	<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 E31.2 (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> <p>E31.3</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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E31.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
<p>PO32</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>E32</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>PO33</p>	<p>E33</p>

<p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO34</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>E34.1</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>E34.2</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 where not located within the Environmental areas overlay map</p>	
<p>PO35</p> <ol style="list-style-type: none"> Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided</p>
<p>Works criteria</p>	

Utilities

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<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO36</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾; foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO37</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E37</p> <p>Development is connected to underground electricity.</p>
<p>PO38</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO39</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO40</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>E40.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E40.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO41</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>E41</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>PO42</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>

Access	
<p>PO43</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>PO44</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO45</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 mapped on Overlay map - Road hierarchy.</p>	<p>E45.1</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 mapped on Overlay map - Road hierarchy.</p>
	<p>E45.2</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>E45.3</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>E45.4</p>

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	<p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO46</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E46.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>E46.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> a. AS/NZS2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p>E46.3</p>

	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 ; Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 ; Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <p>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</p>	<p>No example provided</p>

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<ul style="list-style-type: none"> b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO47</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <ul 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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p>	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies; Showroom, Shop or Shopping centre greater than 1,000m² GFA; Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>	<p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <hr/> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. c. Where the through road provides an arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; d. Walkable block perimeter does not exceed 1000 metres. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p>

	<p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>									
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 808 1465 1608"> <thead> <tr> <th data-bbox="810 808 1137 869">Situation</th> <th data-bbox="1137 808 1465 869">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 869 1137 987">Frontage road unconstructed or gravel road only;</td> <td data-bbox="1137 869 1465 1328" rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:</td> </tr> <tr> <td data-bbox="810 987 1137 1032">OR</td> </tr> <tr> <td data-bbox="810 1032 1137 1238">Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td data-bbox="810 1238 1137 1283">OR</td> <td data-bbox="1137 1328 1465 1608" rowspan="2"></td> </tr> <tr> <td data-bbox="810 1283 1137 1608">Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR		Frontage road partially constructed* to Planning scheme policy - Integrated design standard.
Situation	Minimum construction									
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:									
OR										
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;										
OR										
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.										

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	<p>existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p>	<p>E</p>

<p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO48</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO49</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO50</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> <p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p>	<p>No example provided.</p>

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<p>b. results in 6 or more dwellings; or</p> <p>c. results in an impervious area greater than 25% of the net developable area,</p> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>									
<p>PO51</p> <p>Easements for drainage purposes are provided over:</p> <p>a. stormwater pipes located in 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.</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1111 1469 1637"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection.
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Site works and construction management	
<p>PO52</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO53</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E53.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; ponding or concentration of stormwater does not occur in adjoining properties.

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	<p>E53.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E53.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E53.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO54</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E54</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO55</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>	<p>E55.1</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>E55.2</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 haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Note – A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD):</p> <p>E55.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO56</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E56</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.

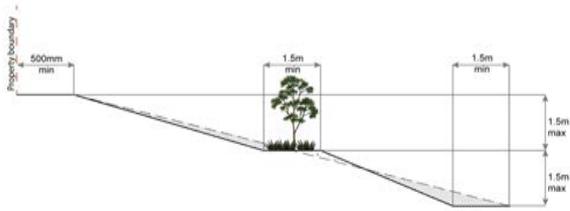
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	<p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO57</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E57.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E57.2</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>

<p>PO58</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>
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Earthworks	
<p>PO59</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 fill 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 months of the commencement date.</p>	<p>E59.1</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>E59.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E59.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E59.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E59.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E59.6</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p>

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	<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>PO60</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E60</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>PO61</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E61.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E61.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO62</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

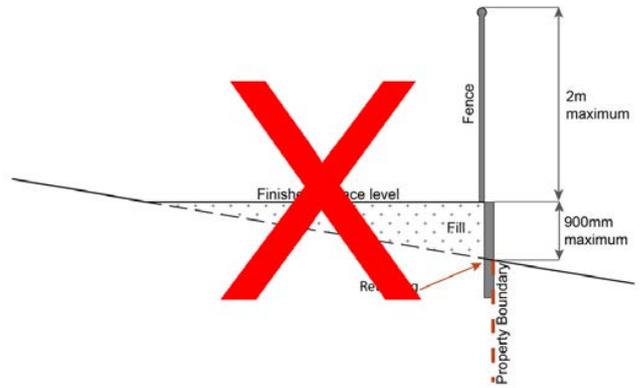
<p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	
<p>PO63</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>Retaining walls and structures</p>	
<p>PO64</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E64</p> <p>Earth retaining structures:-</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber;

6 Zones

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

- 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

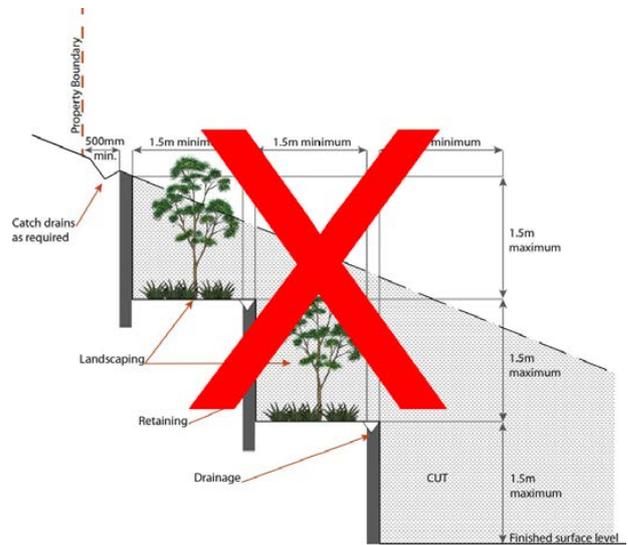
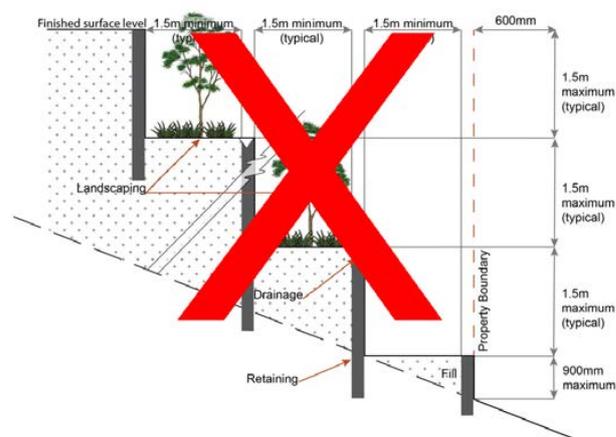


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
- i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

	<p style="text-align: center;">Figure - Filling or Excavation</p>
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

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.

PO65

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.

E65.1

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.

E65.2

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.

E65.3

6 Zones

	<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>PO66</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>E66</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>PO67</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>E67</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>PO68</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ol 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⁾; 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. 	<p>E68.1</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>E68.2</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>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO69</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"> 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>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ol 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. <hr/> <p>E69.2</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>PO70</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E70</p> <p>Access control arrangements:</p> <ol 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;

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	<ul style="list-style-type: none"> c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire. 																		
<p>PO71</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>E71</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>PO72</p> <p>Development contributes to greater housing choice and affordability by:</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 Caboolture centre precinct and around the Caboolture rail station making efficient use of land. 	<p>No example provided.</p>																		
<p>PO73</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ 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>E73</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ul style="list-style-type: none"> a. as per table below; <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Use</th> <th style="width: 33%;">Minimum Area</th> <th style="width: 33%;">Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level floor dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level floor 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"> a. accessed from a living area; b. sufficiently screened or elevated for privacy; c. ground level floor open space is located behind the main building line and not within the primary or secondary frontage setbacks; d. balconies orientate to the street; e. 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). 	Use	Minimum Area	Minimum Dimension in all directions	Ground level floor dwellings			All dwelling types	16m ²	4m	Above ground level floor 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 floor dwellings																			
All dwelling types	16m ²	4m																	
Above ground level floor dwellings																			
1 bedroom or studio,	8m ²	2.5m																	
2 or more bedrooms	12m ²	3.0m																	

	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>PO74</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>E74</p> <p>The dwelling:</p> <ol style="list-style-type: none"> includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; is provided with a separate entrance to that of any non-residential use on the site; where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
Retail and commercial uses	
<p>PO75</p> <p>King Street remains the primary location for significant retail activity in the Caboolture Central Business District.</p> <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	<p>E75.1</p> <p>Retail tenancies are limited to 250m² GFA where located outside of the Caboolture centre core as identified on 'Figure 6.2.1.1.1 - Caboolture '.</p>
	<p>E75.2</p> <p>Development on-sites with a frontage to King Street, incorporates retail uses on the ground floor directly accessible from the King Street frontage.</p>
<p>PO76</p> <p>The Caboolture centre precinct retains a strong commercial and administrative 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>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	No example provided.
Service station	

6 Zones

Note - Where the use specific outcomes relating to Service Stations are inconsistent with other examples or Performance Outcomes in this Code, the use specific outcomes below prevail.

<p>PO</p> <p>Service stations are located, designed and orientated to:</p> <ol style="list-style-type: none"> establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; establish outside of Key Sites; not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance; not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); ensure the amenity of adjoining properties is protected; reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); provide ancillary uses that meet the convenience needs of users. 	<p>E</p> <p>Service stations are located:</p> <ol style="list-style-type: none"> on the periphery of the Centre adjoining or within 100m of land zoned other than Centre zone; on the corner lot of an arterial or sub-arterial road; outside areas nominated as Key Sites.
<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>E</p> <p>Service stations are designed and orientated on site to:</p> <ol style="list-style-type: none"> include a landscaping strip having a minimum depth of 1m adjoining all road frontages; buildings and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; not include more than 2 driveway crossovers.
<p>PO77</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>E77.1</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>E77.2</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>PO78</p>	<p>E78</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>A minimum area 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>PO79</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E79</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>PO80</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>E80.1</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>E80.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E80.3</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>E80.4</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>E80.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E80.6</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>

6 Zones

	Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
<p>PO81</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>E81</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>PO82</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>E82</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>
Key sites	
<p>PO83</p> <p>Development of Key site A (Caboolture park shopping centre), shown on 'Figure 6.2.1.1.1 - Caboolture ':</p> <ol style="list-style-type: none"> incorporates an appropriate mix of uses, including a substantial retail and commercial component; incorporates residential uses along the Elliot Street frontage; increases permeability, especially for pedestrians within the Caboolture centre precinct; contributes to a high quality streetscape, providing active frontages and high quality finishes along streets and public spaces. <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	No example provided.
<p>PO84</p> <p>Development of Key site C (James Street site), shown on 'Figure 6.2.1.1.1 - Caboolture ':</p> <ol style="list-style-type: none"> incorporates a mix of uses, including residential activities where appropriate; provides a high quality, active building frontage along James Street connecting the Caboolture train station with the Caboolture town square; 	No example provided.

<ul style="list-style-type: none"> c. contributes to greater pedestrian permeability within the Caboolture centre precinct, by providing cross block pedestrian links; d. does not incorporate car parking between buildings and the James Street frontage; e. utilises Armstrong Lane for vehicle access and servicing; f. includes street trees. <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</p>	
<p>PO85</p> <p>Development of Key Site B (Lakes centre), shown on 'Figure 6.2.1.1.1 - Caboolture ':</p> <ul style="list-style-type: none"> a. incorporates an appropriate mix of uses, including commercial, retail and residential where appropriate; b. contributes to the provision of civic space within the Caboolture centre precinct, capitalising on the site's mature trees; c. increases permeability within the Caboolture centre precinct, through the provision of a connection between King Street and Esme Avenue; d. contributes to a high quality streetscape on King Street and Esme Avenue; e. supports the consolidation of vehicle access points with adjoining properties along King Street. <p>Note - Refer to Planning scheme policy - Caboolture concept plan for details and examples.</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>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements 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>	
PO86	E86

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<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>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>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Grazing of native pasture by stock; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO87</p>	<p>No example provided.</p>

<p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO87</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO88</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO89</p>	No example provided.

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<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO90</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO91</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO92</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO93</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO94</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO95</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO96</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO97	No example provided.

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<p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements 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>PO98</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>E98</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>PO99</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>PO100</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>PO101</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E101</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements 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>PO102</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>PO103</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>No example provided.</p>

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<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO104</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>PO105</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>E105</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>PO106</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>E106</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>PO107</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>E107.1</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>E107.2</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>PO108</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>PO109</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>E109</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>
Riparian and wetland setbacks	
<p>PO110</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; 	<p>E110</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line

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<ul style="list-style-type: none">c. impact on stream integrity;d. impact of opportunities for revegetation and rehabilitation planting;e. edge effects.	<ul style="list-style-type: none">c. 20m from top of bank for W3 waterway and drainage lined. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
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Figure 6.2.1.1.1 - Caboolture



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6.2.1.2 Morayfield centre precinct

6.2.1.2.1 Purpose - Morayfield centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Morayfield centre precinct:
 - a. Development incorporates a limited mix of predominately large-format retail and commercial activities which support, but do not compete with the business, commercial or retail functions of the Caboolture centre precinct.
 - b. Development contributes to the consolidation of the Morayfield centre precinct, through:
 - i. greater land use efficiency within the precinct;
 - ii. consolidation of existing large-format retail and showroom⁽⁷⁸⁾ retail development.
 - c. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Morayfield centre precinct into adjoining zones.
 - d. Development encourages increased active and public transport usage by:
 - i. increasing land use intensity within walking distance of public transport facilities;
 - ii. contributing to attractive, walkable street environments, through streetscape upgrades and enhancements;
 - iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.
 - e. ~~Adverse noise, odour and air quality impacts are minimised to protect the amenity of surrounding sensitive land uses.~~ Adverse impacts on the amenity of surrounding land uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining the centre.
 - f. Development achieves a high standard of urban design and contributes to a visually interesting frontage along transport corridors.
 - g. Facilities and infrastructure are provided to improve pedestrian connectivity and walkability between key destinations within and external to the site through public realm improvements.
 - h. Development ensures the safety, comfort and enjoyment of residents, visitors and works.
 - i. The design, siting and construction of buildings:
 - i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - ii. maintains a human scale, through appropriate building heights and form;
 - iii. provides attractive, active frontages that address internal and external public spaces and adjoining roads;
 - iv. provides for active and passive surveillance of the public spaces and road frontages;
 - v. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from surrounding sites and road frontages.
 - j. Major re-development of the Morayfield Shopping Centre site is designed to:
 - i. incorporate greater land use efficiency through a more intense built form;

- ii. re-focus the centre to the north;
 - iii. incorporate active frontages to Leda Boulevard, William Berry Drive and Dickson Road;
 - iv. locate vehicle parking areas away from street frontages;
 - v. provide street connections through the site to increase permeability;
 - vi. incorporate the transit interchange into the overall design of the centre.
- k. Development does not provide an oversupply of car parking spaces and wherever possible, consolidates vehicle access and parking areas with surrounding development.
- l. **Service stations:**
- i. **establish where they will not disrupt, fragment or negatively impact active frontages or streets where pedestrian safety and comfort are of high importance;**
 - ii. **establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts from road vehicle noise;**
 - iii. **establish in locations that will not have a negative impact on the street environments intended to include active frontages;**
 - iv. **do not negatively impact adjoining residents or the streetscape;**
 - v. **ancillary uses or activities only service the convenience needs of users.**
- 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

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

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Food and drink outlet⁽²⁸⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Indoor sport and recreation⁽³⁸⁾ 	<ul style="list-style-type: none"> • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾
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<ul style="list-style-type: none"> Emergency services⁽²⁵⁾ Garden centre⁽³¹⁾ Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> Market⁽⁴⁶⁾ Outdoor sales⁽⁵⁴⁾ Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> Shop⁽⁷⁵⁾ Showroom⁽⁷⁸⁾ Veterinary services⁽⁸⁷⁾
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s. Development in the Morayfield centre precinct does not include any 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⁾ Extractive industry⁽²⁷⁾ Function facility⁽²⁹⁾ High impact industry⁽³⁴⁾ Intensive animal industry⁽³⁹⁾ 	<ul style="list-style-type: none"> Intensive horticulture⁽⁴⁰⁾ 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 sport and recreation⁽⁵⁵⁾ Permanent plantation⁽⁵⁹⁾ Relocatable home park⁽⁶²⁾ Resort complex⁽⁶⁶⁾ 	<ul style="list-style-type: none"> Roadside stall⁽⁶⁸⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Short-term accommodation⁽⁷⁷⁾ Special industry⁽⁷⁹⁾ Tourist attraction⁽⁸³⁾ Tourist park⁽⁸⁴⁾ Transport depot⁽⁸⁵⁾ Warehouse⁽⁸⁸⁾ Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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t. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

Part C - Criteria for assessable development - Morayfield 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 C, Table 6.2.1.2.1 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 6.2.1.2.1 Assessable development - Morayfield centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Role of Morayfield centre precinct	

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<p>PO1</p> <p>Development in the Morayfield centre precinct:</p> <ul style="list-style-type: none"> a. reflects the intended role of the precinct as a predominately large format retail and commercial precinct supporting the higher order business, commercial and retail functions of the Caboolture centre precinct; b. does not undermine the growth of the Caboolture centre precinct as being the focus for administration, business, commercial and high quality retail in the Moreton Bay region; c. is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network. <p>Note - Refer to Moreton Bay centres network Table 6.2.1.1</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 maintaining or increasing the GFA and land use intensity within the precinct boundaries to promote economic development.</p>	<p>No example provided.</p>
<p>Active frontage</p>	
<p>PO3</p> <p>Buildings and individual tenancies address street frontages and other areas of pedestrian movement.</p>	<p>No example provided.</p>
<p>PO4</p> <p>Awnings are provided at the ground level floor 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). 	<p>E4</p> <p>Buildings incorporate an awning that:</p> <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 4.4m above the 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>
Setbacks	
<p>P05</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers; protect the amenity of adjoining sensitive land uses. 	No example provided.
Site area	
<p>P06</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>P07</p> <p>Building height:</p> <ol style="list-style-type: none"> reflects the prominence of the Morayfield centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland; maximises land use intensity; allows for distinctive and innovative design outcomes on prominent sites; provides a transition to lower density areas surrounding the precinct. 	<p>E7</p> <p>Building height is within the minimum and maximum height identified on Overlay map - Building heights.</p>
Built form	
<p>P08</p>	No example provided.

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<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 cluttering of plant and equipment on building roofs. 	
<p>PO9</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. are adequately lit to ensure public safety and security; e. 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>	<p>No example provided.</p>
<p>Movement network</p>	
<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <hr/> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p>

	Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.
Car parking	
<p>PO10</p> <p>The provision of car parking spaces:</p> <ol style="list-style-type: none"> is appropriate for the use; interconnects with car parking areas on adjoining sites wherever possible; 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>E10</p> <p>Car parking is provided in accordance with Schedule 7.</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>PO11</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>PO12</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>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 safe movement of vehicles within the site. 	<p>E13</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>
Bicycle parking and end of trip facilities	
<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: 	<p>E14.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p>

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<p>i. adequate bicycle parking and storage facilities; and</p> <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="815 203 1469 517"> <thead> <tr> <th data-bbox="815 203 1118 255">Use</th> <th data-bbox="1118 203 1469 255">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 255 1118 331">Residential uses comprised of dwellings</td> <td data-bbox="1118 255 1469 331">Minimum 1 space per dwelling</td> </tr> <tr> <td data-bbox="815 331 1118 439">All other residential uses</td> <td data-bbox="1118 331 1469 439">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="815 439 1118 517">Non-residential uses</td> <td data-bbox="1118 439 1469 517">Minimum 1 space per 200m2 of GFA</td> </tr> </tbody> </table> <p data-bbox="815 555 1469 741">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 data-bbox="815 801 890 831">E14.2</p> <p data-bbox="815 864 1034 893">Bicycle parking is:</p> <ol data-bbox="815 920 1469 1261" 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 data-bbox="815 1330 1469 1382">Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p data-bbox="815 1435 1469 1509">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 data-bbox="815 1563 1469 1742">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 data-bbox="815 1809 890 1839">E14.3</p> <p data-bbox="815 1872 1310 1901">For non-residential uses, storage lockers:</p> <ol data-bbox="815 1928 1469 2085" 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). 	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m2 of GFA
Use	Minimum Bicycle Parking								
Residential uses comprised of dwellings	Minimum 1 space per dwelling								
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m2 of GFA								

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.

E14.4

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.

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	<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>Loading and servicing areas:</p> <ol 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. are consolidated and shared with adjoining sites, where possible. <p>Note - An access easement may be required to be registered to ensure shared access between properties is permitted.</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No example provided.</p>
Waste	
<p>PO16</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E16</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Landscaping	
<p>PO17</p> <p>On-site landscaping is provided, that:</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; 	<p>E17.1</p> <p>Where adjoining land is contained within the General Residential zone, 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>c. incorporates shade trees in car parking areas;</p> <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 sight lines for casual surveillance.</p> <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>E17.2</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>E17.3</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>
Environmentally sensitive design	
<p>PO18</p> <p>Development incorporates energy efficient design principles, including:</p> <p>a. maximising internal cross-ventilation and prevailing breezes;</p> <p>b. maximising the effect of northern winter sun and screening undesirable northern summer sun and western sun;</p> <p>c. reducing demand on non-renewable energy sources for cooling and heating;</p> <p>d. maximising the use of daylight for lighting;</p> <p>e. retaining existing established trees on-site where possible.</p> <p>Note - Further guidance on environmentally sustainable design is available in <i>Subtropical Urban Design in South East Queensland - A Handbook for Planners, Developers and Decision Makers</i>, Centre for Subtropical Design, Brisbane, 2010.</p>	<p>No example provided.</p>
<p>PO19</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>	<p>No example provided.</p>
Crime prevention through environmental design	
<p>PO20</p>	<p>No example provided.</p>

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<p>Development contributes to a safe public realm by incorporating crime prevention through environmental design principles including:</p> <ol 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 are able to be secured outside of business hours. <p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007</i>.</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 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>E24.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</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>E24.2</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 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO25</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>E25.1</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:

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	<ul style="list-style-type: none">i. 7kPa overpressure;ii. 4.7kW/m2 heat radiation. <p>If criteria E25.1 (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>E25.2</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 E25.2 (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> <p>E25.3</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:
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	<ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E25.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
<p>PO26</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>E26</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>PO27</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>E27</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>PO28</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>E28.1</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. <p>E28.2</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO29</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. 	<p>No example provided.</p>

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<p>b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>E</p> <p>No example provided.</p>
<p>PO30</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO31</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E31</p> <p>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>E34.1</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>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p> <p>E34.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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</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>PO36</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>

Access	
<p>PO37</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>PO38</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO39</p>	<p>E39.1</p>

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<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 mapped on Overlay map - Road hierarchy.</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 mapped on Overlay map - Road hierarchy.</p> <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> <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>E39.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO40</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E40.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> Planning scheme policy - Integrated design; Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; Planning scheme policy - Integrated design; Schedule 8 - Service vehicle requirements; Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

	<p>E40.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>

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	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO41</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>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion</p>

<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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies; Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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6 Zones

<ul style="list-style-type: none"> Warehouses and Industry greater than 6000m2 GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> where the through road provides an access function; <ol style="list-style-type: none"> intersecting road located on the same side = 60 metres; intersecting road located on opposite side (Left Right Stagger) = 60 metres; intersecting road located on opposite side (Right Left Stagger) = 40 metres. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> intersecting road located on the same side = 100 metres;

	<ul style="list-style-type: none"> ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>
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<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Situation</th> <th style="text-align: left;">Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)</td> </tr> <tr> <td>OR</td> </tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> <td></td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	
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Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)							
OR								
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;								

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<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1" data-bbox="804 203 1474 591"> <tr> <td data-bbox="809 210 1134 584"> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1139 210 1469 584"> <p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads.
<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 		

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>

<p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO42</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>

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<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 achievement of this performance outcome.</p>	<p>No example provided.</p>				
<p>PO44</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> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>				
<p>PO45</p> <p>Easements for drainage purposes are provided over:</p> <ul style="list-style-type: none"> a. stormwater pipes located in 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.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1975 1468 2094"> <tr> <td>Pipe Diameter</td> <td>Minimum easement width (excluding access requirements)</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)		
Pipe Diameter	Minimum easement width (excluding access requirements)				

<p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1"> <tr> <td data-bbox="809 203 1137 293">Stormwater pipe up to 825mm diameter</td> <td data-bbox="1142 203 1469 293">3.0m</td> </tr> <tr> <td data-bbox="809 300 1137 450">Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td data-bbox="1142 300 1469 450">4.0m</td> </tr> <tr> <td data-bbox="809 456 1137 607">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1142 456 1469 607">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).						
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>						
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 						
<p>Site works and construction management</p>							
<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>	<p>E47.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater</p>						

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<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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> 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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties.
	<p>E47.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E47.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E47.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO48</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E48</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO49</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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 road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>

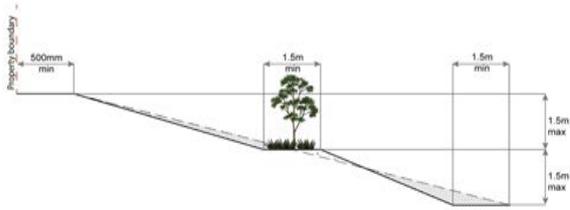
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	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO50</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E50.1</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<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, building areas and other necessary areas for the works; and 	<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>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>E51.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>	<p>No example provided.</p>

Earthworks	
<p>PO53</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>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> <hr/> <p>E53.2</p>

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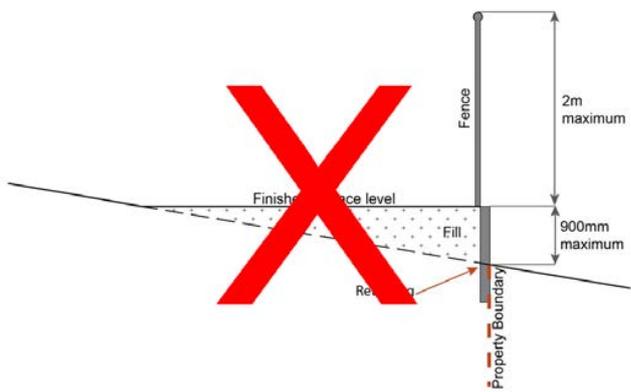
<p>d. reactive soils;</p> <p>e. low density or potentially collapsing soils;</p> <p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p><i>Note - Filling or excavation works are to be completed within six months of the commencement date.</i></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>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E53.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E53.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material 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>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>Figure - Embankment</p> 
<p>PO55</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E55.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E55.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO56</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO57</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

6 Zones

<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ol style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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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>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>PO58</p> <p>Earth-retaining structures:-</p> <ol style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ol style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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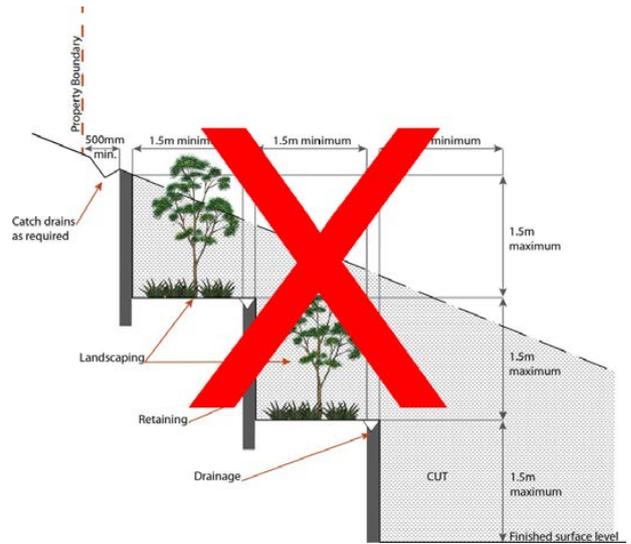
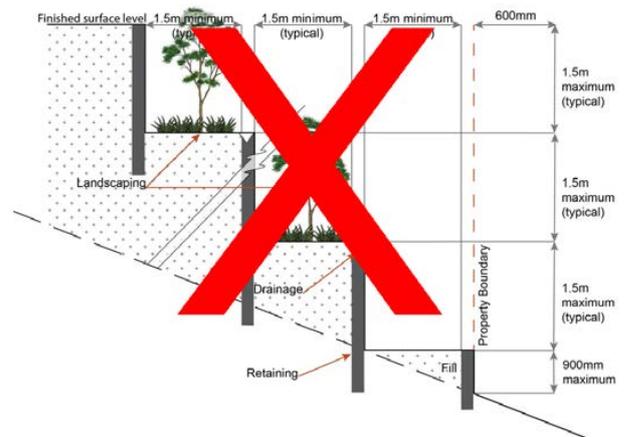


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

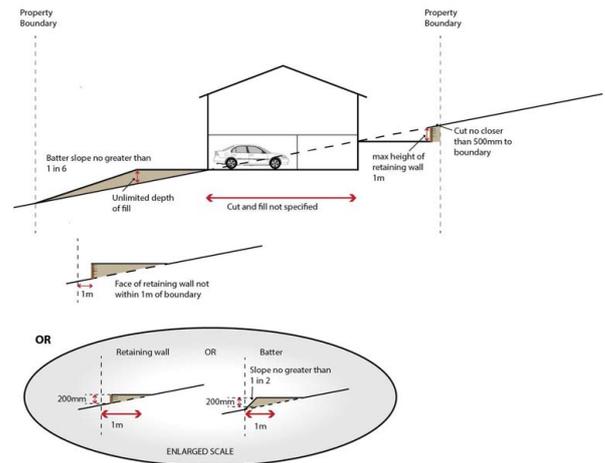
OR

- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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.

PO59

Development incorporates a fire fighting system that:

- 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.

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.

E59.1

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:

- 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:
 - 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

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	<p>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> <hr/> <p>E59.2</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"> 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. <hr/> <p>E59.3</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>PO60</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</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>

	<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>PO61</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>E61</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>PO62</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>e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;</p> <p>f. ensure employees and visitors to the site do not negatively impact the expected amenity of adjoining properties.</p>	<p>E62.1</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>E62.2</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>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
PO63	E63.1

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<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>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> <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>PO65</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>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>Residential uses</p>																
<p>PO66</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ 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>E66</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ul style="list-style-type: none"> a. as per table- <table border="1" data-bbox="810 1778 1468 2096"> <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 floor dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level floor dwellings</td> </tr> <tr> <td>1 bedroom or studio,</td> <td>8m²</td> <td>2.5m</td> </tr> </tbody> </table>	Use	Minimum Area	Minimum Dimension in all directions	Ground level floor dwellings			All dwelling types	16m ²	4m	Above ground level floor dwellings			1 bedroom or studio,	8m ²	2.5m
Use	Minimum Area	Minimum Dimension in all directions														
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	<table border="1" data-bbox="810 203 1468 255"> <tr> <td data-bbox="810 203 1027 255">2 or more bedrooms</td> <td data-bbox="1027 203 1244 255">12m²</td> <td data-bbox="1244 203 1468 255">3.0m</td> </tr> </table> <p data-bbox="810 282 1468 719"> b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level floor 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> <p data-bbox="810 781 1468 887"> 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>	2 or more bedrooms	12m ²	3.0m
2 or more bedrooms	12m ²	3.0m		
<p data-bbox="124 954 196 981">PO67</p> <p data-bbox="124 1005 778 1137">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 data-bbox="140 1178 683 1205">Note - Refer to State Government standards for CPTED.</p> <p data-bbox="140 1256 738 1308">Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p data-bbox="810 954 863 981">E67</p> <p data-bbox="810 1010 967 1037">The dwelling:</p> <p data-bbox="810 1070 1468 1541"> 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; 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⁽²⁵⁾; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. </p> <p data-bbox="810 1608 1414 1659">Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>			
<p data-bbox="124 1727 319 1753">Service station</p> <p data-bbox="140 1798 1453 1850">Note - Where the use specific outcomes relating to Service Stations are inconsistent with other examples or Performance Outcomes in this Code, the use specific outcomes below prevail.</p>				
<p data-bbox="124 1917 165 1944">PO</p> <p data-bbox="124 1977 759 2036">Service stations are located, designed and orientated to:</p>	<p data-bbox="810 1917 831 1944">E</p> <p data-bbox="810 1977 1147 2004">Service stations are located:</p> <p data-bbox="810 2036 1453 2094"> a. on the periphery of the Centre adjoining or within 100m of land zoned other than Centre zone; </p>			

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<ul style="list-style-type: none"> a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. establish outside of Key Sites; c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance; d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); e. ensure the amenity of adjoining properties is protected; f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); h. provide ancillary uses that meet the convenience needs of users. 	<ul style="list-style-type: none"> b. on the corner lot of an arterial or sub-arterial road; c. outside areas nominated as Key Sites. <p>E</p> <p>Service stations are designed and orientated on site to:</p> <ul style="list-style-type: none"> a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages; b. buildings and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; d. not include more than 2 driveway crossovers.
<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 area 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> <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>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> <hr/> <p>E71.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <hr/> <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. <hr/> <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>E73</p>

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<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>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>Key sites</p>	
<p>PO74</p> <p>Development on the Morayfield Shopping Centre site (Lot 3 SP128123):</p> <ol style="list-style-type: none"> a. incorporates an appropriate mix of uses, with the main focus remaining on large format retail premises; b. does not include higher order retail, commercial and business uses which are more appropriately located in the Caboolture centre precinct; c. achieves greater land use efficiency through a more intense built form; d. contributes to a high quality streetscape along Morayfield Road and the internal road network; e. incorporates active frontages along Leda Boulevard, William Berry Drive and Dickson Road; f. does not involve the location of large areas of surface car parking along major transport corridors; g. supports the consolidation of vehicle access points and parking areas with adjoining properties; h. incorporates cross block (east-west) linkages to create a more permeable/connected site and encourage pedestrian movement. 	<p>No example provided.</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 requirements 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>	<p>E75</p> <p>Development does not involve:</p>

<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>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO76</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p>	<p>No example provided.</p>

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<p>a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO77</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO78</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO79</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO80</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO81</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO82</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO83</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.

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Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO84</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO85</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO86</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO87</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p>	No example provided.

<p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements 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>PO88</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>E88</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>PO89</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>PO90</p>	<p>No example provided.</p>

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<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>PO91</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E91</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)</p>	
<p>PO92</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E92</p> <p>Habitable rooms:</p> <ol style="list-style-type: none"> are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO93</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 a noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No example provided.</p>

Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements 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>	
<p>PO94</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>PO95</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>PO96</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>PO97</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>E97</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</p>

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	Act 1975 for requirements related to the manufacture and storage of hazardous substances.
<p>PO98</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>E98</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>PO99</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>E99.1</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>E99.2</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>PO100</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>PO101</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>E101</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"> 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. 	
Riparian and wetland setbacks	
<p>PO102</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E102</p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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6.2.1.3 Petrie mill precinct

6.2.1.3.1 Purpose - Petrie mill precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Petrie mill precinct:
 - a. Development reinforces the Petrie mill precinct as the main centre for higher education and health employment within the Moreton Bay region and as major centre of community cultural and sporting infrastructure.
 - b. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Petrie mill precinct into adjoining zones.
 - c. Development does not compromise the role and function of other higher order centres in the region or the Petrie district centre.

Note - Refer to Table 6.2.1.1 for the Moreton Bay centres network.
 - d. Development in the Petrie mill precinct achieves a high employment rate over developable portions of the site (e.g. 120-150 jobs per ha).
 - e. Development contributes to the consolidation of the Petrie mill precinct, through:
 - i. greater land use efficiency within the precinct;
 - ii. increasing residential density where within walking distance of a railway station.
 - f. Development incorporates transit oriented development principles and encourages increased active and public transport usage, by:
 - i. increasing land use intensity within walking distance of public transport facilities;
 - ii. creating attractive, walkable street environments;
 - iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.
 - g. The intensity of development and mix of land uses provided in the precinct supports the provision of high frequency public transport services and other services and facilities.

Editor's note - The below Figure will be finalised once a master plan has been developed and endorsed for this site.

Figure 6.2.1.3.1 - Petrie



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6.2.1.4 Strathpine centre precinct

6.2.1.4.1 Purpose - Strathpine centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Strathpine centre precinct:
 - a. Development reinforces the role of the Strathpine centre as a key centre for administration and business within the Moreton Bay Region.
 - b. Development contributes to the consolidation of the Strathpine centre, through:
 - i. greater land use efficiency within the precinct;
 - ii. increasing residential density and diversity within the centre and around railway stations.
 - c. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Strathpine centre precinct into adjoining zones.
 - d. Development incorporates transit oriented development principles and encourages increased active and public transport usage surrounding the Strathpine and Bray Park rail stations, by:
 - i. increasing land use intensity within walking distance of public transport facilities;
 - ii. contributing to attractive, highly walkable street environments, through streetscape upgrades and enhancements and improved connectivity;
 - iii. prioritising pedestrian and cycle safety and movement over private vehicle access and movement.
 - e. High density residential activities are encouraged within this precinct.
 - f. The intensity of development and mix of land uses provided in the precinct supports the provision of public transport services and other services and facilities.
 - g. Through redevelopment the built form of the Strathpine centre along Gympie Road is to be characterised by active frontages adjoining Gympie Road forming a main street core.
 - h. Development encourages social activity through the provision of high quality civic and forecourt spaces.
 - i. The re-development of key sites within the precinct provides an opportunity to improve:
 - i. the mix and intensity of uses within the centre;
 - ii. built form outcomes on key streets;
 - iii. pedestrian connectivity throughout the centre;
 - iv. maximise the amenity offered by the South Pine River.
 - j. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size and frequency of vehicle crossovers.
 - k. Parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces.
 - l. The number of car parking spaces is managed to:
 - i. encourage the use of active and public transport;
 - ii. increase land use efficiency;

- iii. improve development feasibility;
 - iv. avoid the negative impacts of large areas of surface car parking on the streetscape.
- m. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
- n. Buildings contribute to an efficient and attractive, sub-tropical centre, through:
- i. high quality, distinctive designs that address streets and public spaces;
 - ii. energy efficient buildings that achieve best practice environmental performance;
 - iii. the use of high quality, low maintenance building materials, light weight elements, recesses etc.
- o. Crime prevention through environmental design principles are incorporated into the design of buildings and public spaces (e.g. casual surveillance, avoid areas of concealment etc.), to ensure the safety and security of people and property.
- p. Ground floor and podium tenancies are occupied by retail, commercial or community uses to provide activities close to the public realm.
- q. **Service stations:**
- i. **establish where they will not disrupt, fragment or negatively impact active frontages or streets where pedestrian safety and comfort are of high importance;**
 - ii. **establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts from road vehicle noise;**
 - iii. **establish in locations that will not have a negative impact on the street environments intended to include active frontages;**
 - iv. **do not negatively impact adjoining residents or the streetscape;**
 - v. **ancillary uses or activities only service the convenience needs of users.**
- r. Adverse impacts on the amenity of surrounding land uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining the centre.
- s. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.
- 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;

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- iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
- v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- u. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- v. 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.
- w. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- x. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

y. Development in the Strathpine centre precinct includes one or more of the following:

<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⁾ • Dual occupancy⁽²¹⁾ - if in a mixed use building • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ - if not located adjoining a main street • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ 	<ul style="list-style-type: none"> • Place of worship⁽⁶⁰⁾ • Rooming accommodation⁽⁶⁹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Theatre⁽⁸²⁾ • Veterinary services⁽⁸⁷⁾
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z. Development in the Strathpine centre 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⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ 	<ul style="list-style-type: none"> • Extractive industry⁽²⁷⁾ • High impact industry⁽³⁴⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Rural industry⁽⁷⁰⁾ • Rural workers accommodation⁽⁷¹⁾ • Special industry⁽⁷⁹⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾
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<ul style="list-style-type: none"> • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ 	<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- aa. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

Part E - Criteria for assessable development - Strathpine 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 E, Table 6.2.1.4.1 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 6.2.1.4.1 Assessable development - Strathpine centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Role of Strathpine centre precinct	
<p>PO1</p> <p>Development in the Strathpine centre precinct:</p> <p>a. reflects the prominence of the Strathpine centre precinct as a higher order centre and key focal point for regional employment and development in South East Queensland;</p> <p>b. is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.</p> <p>Note - Refer to Moreton Bay centres network Table 6.2.1.1.</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 maintaining or increasing the GFA and land use intensity within the precinct boundaries to promote economic development.</p> <p>Note - Development within the Strathpine centre precinct is expected to capitalise on the area's strategic advantages, including co-location with other businesses and government administration and access</p>	<p>E2</p> <p>Development within the precinct achieves a minimum plot ratio of 1:1.</p> <p>Note - Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:1 means a 1,000m² site is to be developed with a minimum of 1,000m² gross floor area.</p>

to high quality public transport, by maximising the efficient use of land. Activities that are land intensive, but do not promote economic development, such as open car parks, are discouraged.

Active frontage

PO3

Buildings are designed and oriented to address and activate areas of pedestrian movement, to:

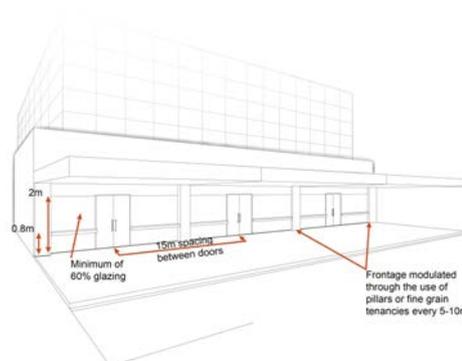
- a. promote vitality, interaction and casual surveillance;
- b. concentrate and reinforce pedestrian activity;
- c. avoid opaque facades to provide visual interest to the street frontage.

E3.1

Buildings on sites shown on 'Figure 6.2.1.4.1 - Strathpine' as requiring frontage type A incorporates:

- a. a minimum of 60% of the length of the street frontage glazed between 0.8m and 2.0m above finished ground level;
- b. external doors which directly adjoin the street frontage at least every 15m;
- c. modulation in the facade, by incorporating a different tenancy or the use of pillars or similar elements every 5-10m;
- d. the minimum window or glazing is to remain uncovered and free of signage.

Figure - Frontage type A

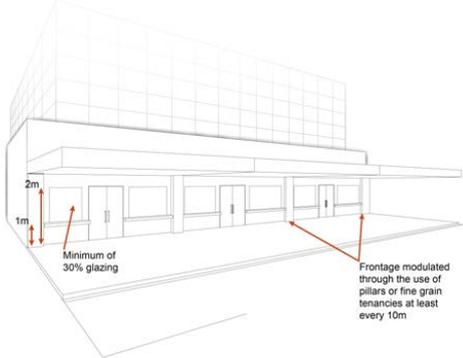
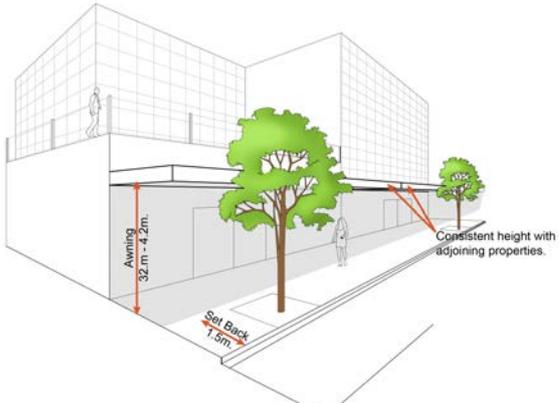


E3.2

Buildings on sites shown on 'Figure 6.2.1.4.1 - Strathpine' as requiring a frontage type B incorporates:

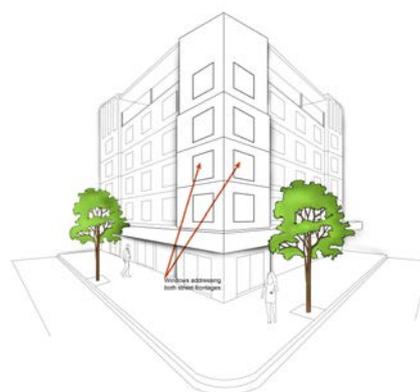
- a. a minimum of 50% of the length of the street frontage glazed between 1.0m and 2.0m above finished ground level;
- b. modulation in the facade, by incorporating fine grain tenancies or the use of pillars or similar elements at least every 10m;
- c. the minimum window or glazing is to remain uncovered and free of signage.

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	<p style="text-align: center;">Figure - Frontage type B</p>  <p>The diagram shows a building facade with a canopy extending over the sidewalk. A vertical dimension line indicates a height of 2m from the ground level to the top of the canopy. A note points to the canopy area stating 'Minimum of 30% glazing'. Another note points to the building facade stating 'Frontage modulated through the use of pillars or fine grain fenestancies at least every 10m'.</p>
<p>PO4</p> <p>Awnings are provided at the ground level floor 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>E4</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 style="text-align: center;">Figure - Awning requirements</p>  <p>The diagram illustrates a building with a cantilevered awning. A vertical dimension line shows the awning height as '3.2m - 4.2m'. A horizontal dimension line shows the distance from the building face to the kerb as 'Set Back 1.5m'. A note indicates 'Consistent height with adjoining properties'. A tree is shown on the sidewalk under the awning.</p>
<p>PO5</p> <p>Buildings on prominent corners (as shown on 'Figure 6.2.1.4.1 - Strathpine') incorporate design measures on corners to assist in legibility of the street environment and promote activity on the street frontage.</p> <p>Note - Design measures will vary depending on the building and location, however may include the following:</p>	<p>E5.1</p> <p>Buildings located on a street corner shown on 'Figure 6.2.1.4.1 - Strathpine' as a prominent corner incorporate windows which address both street frontages OR which directly face the corner and have a minimum of 30% glazing.</p>

- 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.

Figure - Prominent corner requirements



E5.2

Buildings located on a landmark site shown on 'Figure 6.2.1.4.1 - Strathpine' incorporate a well designed facade, including:

- a. windows and openings;
- b. pedestrian entrances, particularly on the building chamfer;
- c. projections and articulation.

Setbacks

PO6

Front building setbacks ensure buildings address and actively interface with streets and public spaces. Taller buildings adjoining narrow roads incorporate a podium to maintain human scale.

E6.1

For sites that adjoin Gympie Road, buildings are built to the street alignment.

E6.2

For sites that adjoin Dixon Street, Learmonth Street and Mecklam Street:

- a. buildings include a podium that is built to the boundary to a maximum height of 12m;
- b. all parts of the building that are greater than 12m in height are setback a minimum of 4m.

E6.3

Buildings on Lot 1 SP128097 adjoining the residential lots fronting Learmonth Street are setback a minimum of:

Building height	Minimum setback
Less than 12m	10m
>12m - 21m	25m

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	<table border="1"> <tr> <td>Greater than 21m</td> <td>50m</td> </tr> </table>	Greater than 21m	50m
Greater than 21m	50m		
	<p>E6.4</p> <p>Buildings on Lot 1 SP128097 (Westfield shopping centre) are setback a maximum of 6 metres from the eastern boundary adjacent to the South Pine River.</p>		
Site area			
<p>PO7</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>PO8</p> <p>Building height:</p> <ol style="list-style-type: none"> reflects the prominence of the Strathpine centre as a higher order centre and key focal point for regional employment and development in South East Queensland; maximises land use intensity around the Strathpine and Bray Park rail stations; allows for distinctive and innovative design outcomes on prominent sites; ensures an even distribution of retail and commercial development across the Strathpine Centre and avoids over-concentration of activities in one location; provides a transition to lower density areas surrounding the centre precinct. 	<p>E8</p> <p>Minimum and maximum building heights are in accordance with Overlay map - Building heights.</p> <p>Note - Development on street corners identified as a 'Landmark' site or prominent corner on 'Figure 6.2.1.4.1 - Strathpine' 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; and positively contribute to the cityscape. 		
Built form			
<p>PO9</p> <p>Buildings are designed and constructed to:</p> <ol style="list-style-type: none"> incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; articulate and detail the building facade at the street level and respond to human scale; visually integrate with the surrounding area and adjoining buildings through appropriate design and materials; 	No example provided.		

<ul style="list-style-type: none"> 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>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; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; e. provide a dedicated, sealed pedestrian footpath between the street frontage and the building entrance; f. are adequately lit to ensure public safety and security. <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this Performance Outcome.</p>	No example provided.
Accessibility and permeability	
<p>PO11</p> <p>Development contributes to greater permeability within the Strathpine centre precinct by facilitating a network of convenient and safe pedestrian walkways, cycle ways, road connections and mid-block connections, as outlined in 'Figure 6.2.1.4.1 - Strathpine'.</p>	No example provided.
Movement network	
<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p>

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	<p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</p>												
<p>Car parking</p>													
<p>PO12</p> <p>The provision of car parking spaces is:</p> <ol style="list-style-type: none"> appropriate to the use; 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>E12</p> <p>Car parking is provided in accordance with the table below.</p> <table border="1"> <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 50m² of GFA</td> <td>1 per 75m² of GFA</td> </tr> <tr> <td>Residential - Permanent/long term</td> <td>N/A</td> <td>2 per 5 dwellings</td> </tr> <tr> <td>Residential - Services/short term</td> <td>1 per 4 dwellings + staff spaces</td> <td>1 per 10 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 50m ² of GFA	1 per 75m ² of GFA	Residential - Permanent/long term	N/A	2 per 5 dwellings	Residential - Services/short term	1 per 4 dwellings + staff spaces	1 per 10 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 50m ² of GFA	1 per 75m ² of GFA											
Residential - Permanent/long term	N/A	2 per 5 dwellings											
Residential - Services/short term	1 per 4 dwellings + staff spaces	1 per 10 dwellings + staff spaces											
<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>	<p>E15</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>												

<ul 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>PO16</p> <p>The safety and efficiency of pedestrian movement is priorities 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 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. 	<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>PO17</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 	<p>E17.1</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 1339 1465 1653"> <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> <p>E17.2</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>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>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>E17.3</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>E17.4</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

PO18

No example provided.

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<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>	
Waste	
<p>PO19</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E19</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Landscaping and fencing	
<p>PO20</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 - 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>
<p>PO21</p>	<p>No example provided.</p>

Surveillance and overlooking are maintained between the road frontage and the main building line.	
Environmentally sensitive design	
<p>PO22</p> <p>Development incorporates energy efficient design principles, including:</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>Note - Further guidance on environmentally sustainable design is available in <i>Subtropical Urban Design in South East Queensland - A Handbook for Planners, Developers and Decision Makers</i>, Centre for Subtropical Design, Brisbane, 2010.</p>	No example provided.
<p>PO23</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>PO24</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; and c. ensuring high risk areas, including stairwells and concealed car parking areas have adequate surveillance to reduce risk or able to be secured outside of business hours. 	No example provided.

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<p>Note - Further information is available in <i>Crime Prevention through Environmental Design: Guidelines for Queensland, State of Queensland, 2007</i>.</p>	
<p>Lighting</p>	
<p>PO25</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on sensitive land uses.</p>	<p>No example provided.</p>
<p>Amenity</p>	
<p>PO26</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>
<p>Noise</p>	
<p>PO27</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>PO28</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>E28.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E28.2</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>
<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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO29</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>E29.1</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> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <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. <p>b. For any hazard scenario involving fire or explosion:</p> <ol style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. <p>If criteria E29.1 (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>E29.2</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>

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	<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 E29.2 (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>E29.3</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 E29.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
<p>PO30</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>E30</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>PO31</p>	<p>E31</p>

<p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO32</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>E32.1</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"> 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. <p>E32.2</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 where not located within the Environmental areas overlay map</p>	
<p>PO33</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>

Works Criteria

6 Zones

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>E</p> <p>No example provided.</p>
<p>PO34</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO35</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E35</p> <p>Development is connected to underground electricity.</p>
<p>PO36</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO37</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO38</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>E38.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E38.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO39</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>E39</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>PO40</p>	<p>No example provided.</p>

<p>The development is provided with constructed and dedicated road access:</p>	
Access	
<p>PO41</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>PO42</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO43</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 mapped on Overlay map - Road hierarchy.</p>	<p>E43.1</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 mapped on Overlay map - Road hierarchy.</p>
	<p>E43.2</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>E43.3</p>

6 Zones

	<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>PO44</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E43.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p> <p>E44.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>E44.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1:– Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and– c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements.

	<p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E44.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p>	<p>No example provided</p>

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<ul style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO45</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <ul 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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p>	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>

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

Note -- The primary and secondary active transport network is mapped on Overlay map -- Active transport

Note -- 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:

- 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:

Note -- Refer to Planning scheme policy -- Integrated design for road network and active transport network design standards:

The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.

Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;

- development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;
- forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;
- Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;
- Residential development greater than 50 lots or dwellings;
- Offices greater than 4,000m² Gross Floor Area (GFA);
- Retail activities including Hardware and trade supplies;
- Showroom, Shop or Shopping centre greater than 1,000m² GFA;
- Warehouses and Industry greater than 6000m² GFA;
- On-site carpark greater than 100 spaces;
- Development has a trip generation rate of 100 vehicles or more within the peak hour;
- Development which dissects or significantly impacts on an environmental area or an environmental corridor.

Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.

Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.

E

The active transport network is extended in accordance with Planning scheme policy - Integrated design.

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<p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. c. Where the through road provides an arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 300 metres;

	<p>ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres;</p> <p>iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres;</p> <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>								
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1267 1465 2067"> <thead> <tr> <th data-bbox="810 1267 1137 1328">Situation</th> <th data-bbox="1137 1267 1465 1328">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1328 1137 1435"> Frontage road unconstructed or gravel road only; </td> <td data-bbox="1137 1328 1465 1787" rowspan="3"> Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. </td> </tr> <tr> <td data-bbox="810 1435 1137 1682"> OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; </td> </tr> <tr> <td data-bbox="810 1682 1137 2067"> OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. </td> </tr> <tr> <td colspan="2" data-bbox="1137 1787 1465 2067"> The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 	
Situation	Minimum construction								
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.								
OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;									
OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.									
The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 									

6 Zones

	<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p>

	<p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO46</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO47</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

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<p>PO48</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>						
<p>PO49</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1664 1465 2033"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

<p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1" data-bbox="810 203 1471 356"> <tr> <td data-bbox="818 217 1137 277">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1145 217 1465 342">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>E</p> <p>No example provided.</p>		
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 		

Site works and construction management	
<p>PO50</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO51</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 actionable nuisance or annoyance to any person or premises; 	<p>E51.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;

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<p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E51.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E51.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E51.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO52</p>	<p>E52</p>

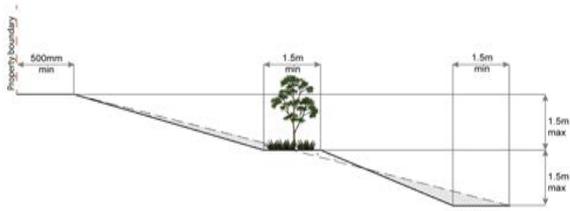
<p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO53</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E53.1</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>E53.2</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>E53.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

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	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO54</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p> <p>E54</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO55</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E55.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E55.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO56</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>PO57</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>E57.1</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>E57.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>E57.3</p>

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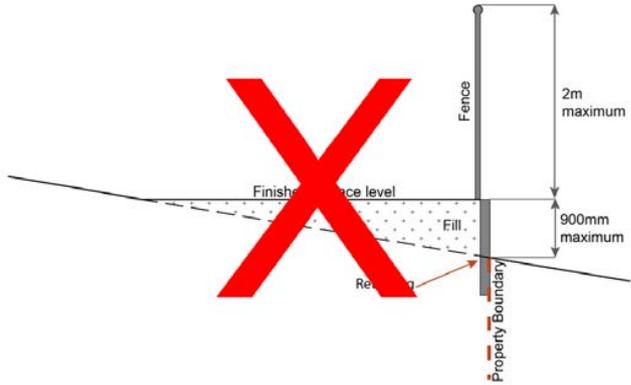
<p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p>Note – Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E57.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E57.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).</p> <p>E57.6</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>PO58</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E58</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>PO59</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E59.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E59.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO60</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO61</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

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<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ol style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO62</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E62</p> <p>Earth-retaining structures:-</p> <ol style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ol style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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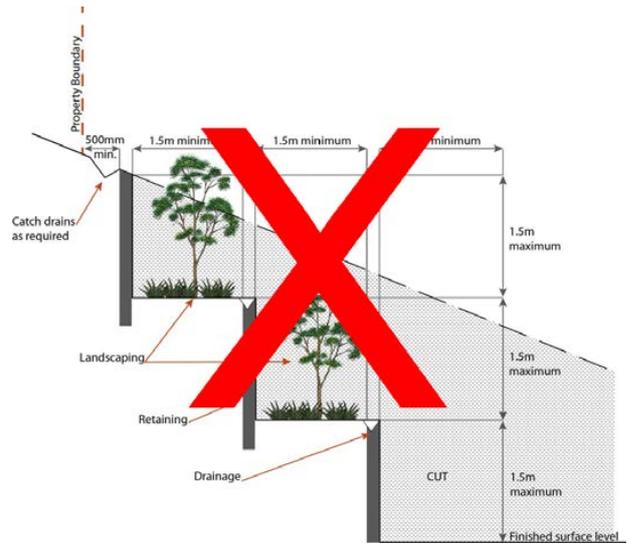
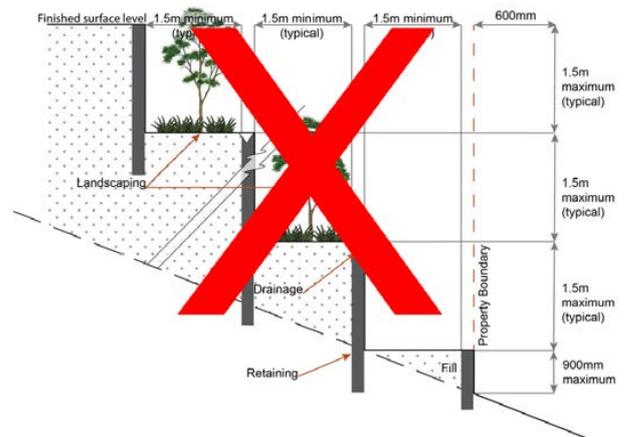


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

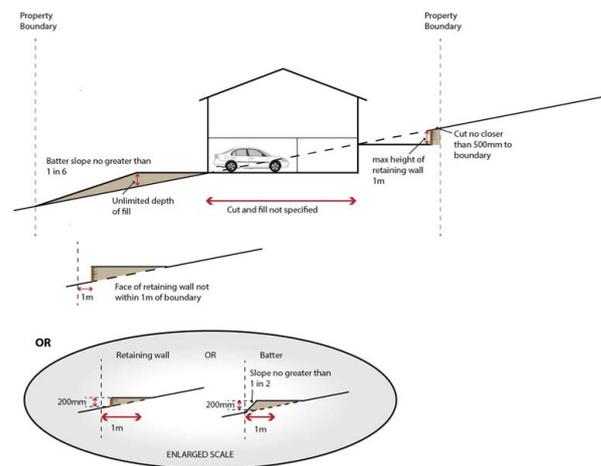
OR

- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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.

PO63

Development incorporates a fire fighting system that:

- 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.

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.

E63.1

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:

- 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:
 - 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

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	<p>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> <hr/> <p>E63.2</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"> 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. <hr/> <p>E63.3</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>PO64</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>E64</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>

	<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>PO65</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>E65</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>PO66</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>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>E66.1</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>E66.2</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>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
PO67	E67.1

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<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>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>PO68</p>	<p>E67.2</p>
<p>Infrastructure does not have an impact on pedestrian health and safety.</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>E68</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>PO69</p>	<p>E69</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>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>Residential uses</p>	
<p>PO70</p>	<p>No example provided.</p>
<p>Residential uses contribute to greater housing choice and affordability by:</p> <ol style="list-style-type: none"> contributing to the availability of a range of dwelling types and sizes in the centre; providing greater housing density within the walkable catchment distance of the Strathpine centre and Strathpine and Bray Park rail stations making efficient use of land. <p>Note - The Queensland Government <i>Transit oriented development guide</i> provides further guidance on achieving residential densities within proximity of transit services.</p>	

PO71

Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:

- 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⁽²⁵⁾;
- d. located to not compromise active frontages.

E71

A dwelling has a clearly defined, private outdoor living space that is:

- a. as per the table below;

Use	Minimum Area	Minimum Dimension in all directions
Ground level floor dwellings		
All dwelling types	16m ²	4m
Above ground level floor dwellings		
1 bedroom or studio	8m ²	2.5m
2 or more bedrooms	12m ²	3.0m

- b. accessed from a living area;
- c. sufficiently screened or elevated for privacy;
- d. ground level floor 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).

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).

Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.

PO72

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.

Note - Refer to State Government standards for CPTED.

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

E72

The dwelling:

- 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;
- 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;

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	<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>PO73</p> <p>Gympie Road remains the primary location for significant retail activity in the Strathpine.</p>	<p>E73</p> <p>Development on sites with a frontage to Gympie Road incorporates retail uses on the ground floor directly accessible from the street frontage that:</p> <p>a. for ground floor tenancies do not exceed 250m² GFA;</p> <p>b. have a maximum frontage of 20m.</p>
<p>PO74</p> <p>Buildings are designed to be adaptable to accommodate a variety of uses over the life of the building.</p>	<p>E74.1</p> <p>Buildings incorporate a minimum floor to ceiling height of 4.2m for the ground level floor.</p> <p>E74.2</p> <p>Where a building incorporates a podium, the minimum floor to ceiling height for podium levels is 3.3m.</p>
<p>Service station</p> <p>Note - Where the use specific outcomes relating to Service Stations are inconsistent with other examples or Performance Outcomes in this Code, the use specific outcomes below prevail.</p>	
<p>PO</p> <p>Service stations are located, designed and orientated to:</p> <p>a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;</p> <p>b. establish outside of Key Sites;</p> <p>c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance;</p> <p>d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots);</p>	<p>E</p> <p>Service stations are located:</p> <p>a. on the periphery of the Centre adjoining or within 100m of land zoned other than Centre zone;</p> <p>b. on the corner lot of an arterial or sub-arterial road;</p> <p>c. outside areas nominated as Key Sites.</p> <p>E</p> <p>Service stations are designed and orientated on site to:</p> <p>a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages;</p>

<p>e. ensure the amenity of adjoining properties is protected;</p> <p>f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street;</p> <p>g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban);</p> <p>h. provide ancillary uses that meet the convenience needs of users.</p>	<p>b. buildings and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries;</p> <p>c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use;</p> <p>d. not include more than 2 driveway crossovers.</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>PO75</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>E75.1</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>E75.2</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>PO76</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>E76</p> <p>A minimum area 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>PO77</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E77</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>PO78</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>E78.1</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>

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<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>E78.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <hr/> <p>E78.3</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> <hr/> <p>E78.4</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>E78.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <hr/> <p>E78.6</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>PO79</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>E79</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>PO80</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>E80</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>

Key sites	
<p>PO81</p> <p>A Strathpine town square as shown on 'Figure 6.2.1.4.1 - Strathpine' is to be established as to:</p> <ol style="list-style-type: none"> become the spatial focus for the centre and act as a cultural hub for Strathpine and the surrounding region; accommodate a range of activities, including cultural events, community displays and informal gathering, creating a lively atmosphere; include a strong use of public art, cultural uses, outdoor dining and retail edge interfaces that will create a vibrant environment; be of the highest quality; incorporate street furniture, landscape and urban pavement treatment to create a quality space for workers, shoppers, the local community and visitors to enjoy. <p>Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No example provided.</p>
<p>PO82</p> <p>Development on Key Site A (the western portion of Westfield shopping centre) adjoining Gympie Road, Learmonth Street and Dixon Street, shown on 'Figure 6.2.1.4.1 - Strathpine' is to:</p> <ol style="list-style-type: none"> incorporates an appropriate mix of uses, supporting the growth of Strathpine as a higher order centre; incorporates a substantial retail presence at the ground level floor; contributes to a high quality streetscape providing active frontages and high quality finishes along street frontages; includes a civic space or forecourt area within the site for social interaction, public gathering, markets⁽⁴⁶⁾ etc; establishes connections to the South Pine River. 	<p>E82</p> <p>Development on Key Site A (the western portion of the Westfield shopping centre) adjoining Gympie Road, Learmonth Street and Dixon Street, shown on 'Figure 6.2.1.4.1 - Strathpine' is to:</p> <ol style="list-style-type: none"> increase pedestrian connectivity to the western side of Gympie Road and the Strathpine rail station; include active uses (cafes, restaurants, shops⁽⁷⁵⁾ with a gfa <250m²) adjoining Dixon Street, Learmonth Street and Gympie Road (redeveloping the car parking area); include a civic space in the north western corner and the south west corner; include a civic space within the site at the eastern end of the shopping centre⁽⁷⁶⁾ building, establish a pedestrian linkage through the site to the South Pine River.
<p>PO83</p>	<p>No example provided.</p>

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<p>Development on Key site A (the eastern portion of Westfield shopping centre), shown on 'Figure 6.2.1.4.1 - Strathpine' adjoining the South Pine River contains high density residential uses that address and adjoin the South Pine River.</p>	
<p>PO84</p> <p>Development on Key site B (north of Westfield shopping centre), shown on 'Figure 6.2.1.4.1 - Strathpine' includes:</p> <ul style="list-style-type: none"> a. active retail and commercial uses adjoining Learmonth Street; b. medium density residential uses addressing Raynbird Park (linear park). 	<p>No example provided.</p>
<p>PO85</p> <p>Land adjoining or directly adjacent to Strathpine train station, Key site D, shown on 'Figure 6.2.1.4.1 - Strathpine' or Bray Park train station, Key site E, 'Figure 6.2.1.4.1 - Strathpine' incorporates:</p> <ul style="list-style-type: none"> a. a mix of active retail, commercial and high density residential uses; b. attractive and active frontages; c. civic and forecourt spaces for public interaction, outdoor dining and enhanced pedestrian connectivity etc. 	<p>No example provided.</p>
<p>PO86</p> <p>Development on Key site C, shown on 'Figure 6.2.1.4.1 - Strathpine':</p> <ul style="list-style-type: none"> a. is configured in a grid like pattern, establishing permeability and connectivity with the rest of the centre and Strathpine rail station; b. for lot 43, provides active and mixed use frontages and uses along the eastern boundary, adjoining the rail station land; c. for lot 43, includes higher density residential uses to the west that address and adjoin the park. 	<p>No example provided.</p>
<p>PO87</p> <p>Development on Key site F (adjoining the Samsonvale Road open space), shown on 'Figure 6.2.1.4.1 - Strathpine' includes active uses (i.e. Uses that encourage activity on adjoining land e.g. Shop, food and drink outlet⁽²⁸⁾ etc.) that address and adjoin the open space.</p>	<p>No example provided.</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.

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.

PO88

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.

E88

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.

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO89

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO90

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges,

No example provided.

<p>underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO91</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO92</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>
<p>PO93</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO94</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO95</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p>	<p>No example provided.</p>

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<ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	
<p>PO96</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO97</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO98</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO99</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO100</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	No example provided.
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO101</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E101</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO102</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E102</p> <p>Development within the separation area does not include the following activities:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO103</p>	<p>E103</p>

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<p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>All habitable rooms within the separation area are:</p> <ol style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>PO104</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E104</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</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>PO105</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>E105</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>PO106</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 	<p>No example provided.</p>

<ul style="list-style-type: none"> 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>PO107</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>PO108</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E108</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO109</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>E109</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>PO110</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p>	<p>E110</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>

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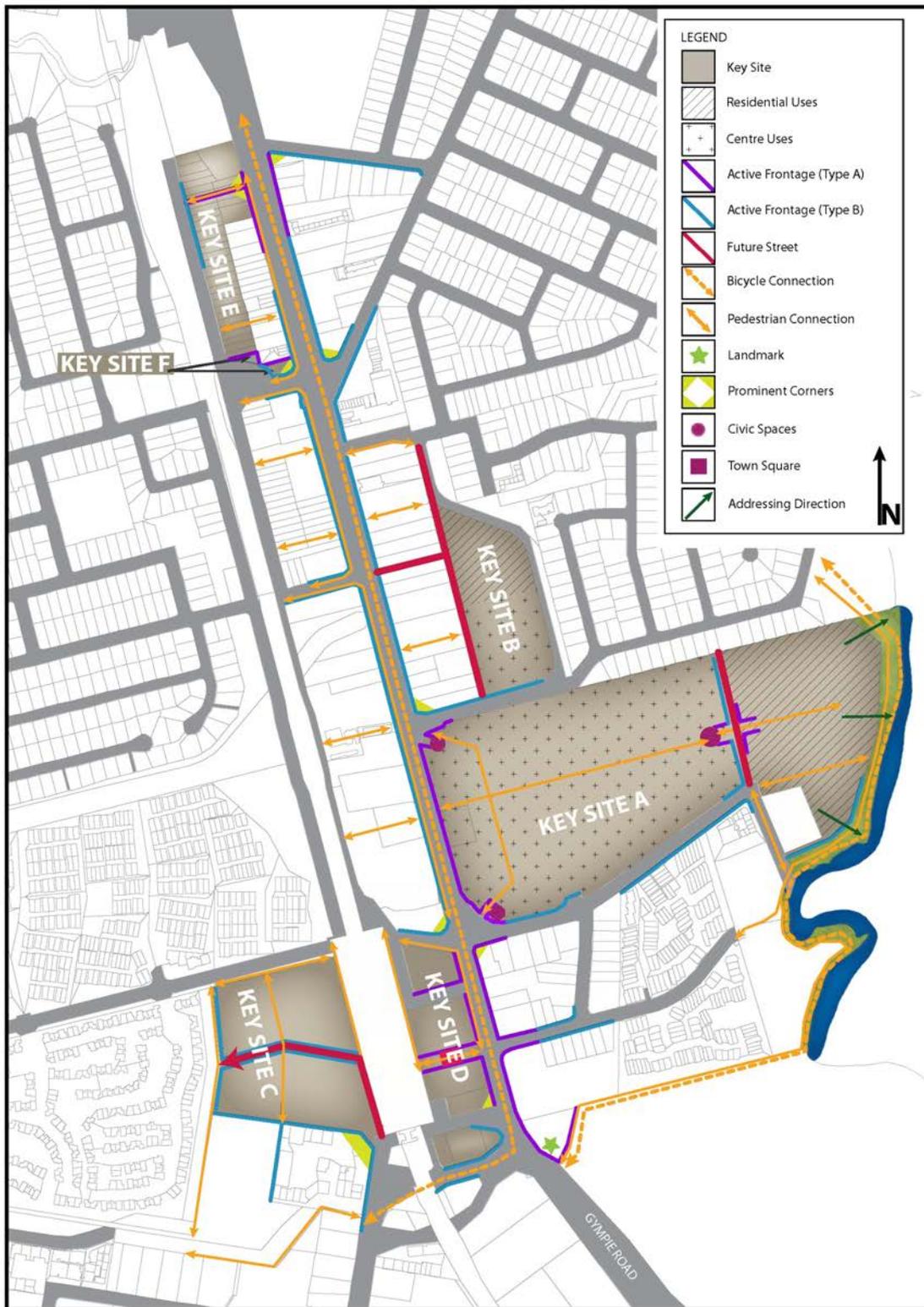
<ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	
<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>PO111</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>PO112</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>PO113</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>No example provided.</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>PO114</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>E114</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>PO115</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>E115</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>PO116</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>E116.1</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>E116.2</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>PO117</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>No example provided.</p>

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<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>PO118</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>E118</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>Riparian and wetland setbacks</p>	
<p>PO119</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E119</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

Figure 6.2.1.4.1 - Strathpine



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6.2.1.5 District centre precinct

6.2.1.5.1 Purpose - District centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the District centre precinct:
 - a. Development is of a size, scale and range of services commensurate with the role and function of this precinct within the centre network.
 - b. Uses and activities contribute to a horizontal and vertical mix and the co-location of uses, concentrated in a compact urban form.
 - c. Development is of a sufficient intensity and land use mix to support high frequency public transport, improve land efficiency and support centre facilities.
 - d. Medium density housing is incorporated within centres.
 - e. 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 district centre.
 - f. 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.
 - g. 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.
 - h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
 - j. Development encourages social activity through the provision of high quality civic and plaza spaces.
 - k. The design, siting and construction of buildings within a district centre:
 - i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - ii. maintains a human scale, through appropriate building heights and form;
 - iii. are centred around a main street;
 - iv. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - v. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vi. locates tenancies at the street frontage with car parking located at the rear;
 - vii. does not result in internalised shopping centres with large external blank walls and tenancies only accessible from within the building;
 - viii. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - ix. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - x. include buffers or other treatments measures to respond to the interface with residential zoned land.

- I. The establishment of new district centres, including the expansion of a local centre to a district scale, does not occur unless designated in the Strategic framework.
- m. Out-of-centre development, for the expansion of a district centre (into adjoining zones and precincts) or a new district centre only occurs where:
 - i. it maintains the scale and function of a district centre consistent with Table 6.2.1.1;
 - ii. for a new district centre, if it is in a location identified in the planning scheme;
 - iii. expansion will strengthen the existing centre as an important district activity node;
 - iv. clear separation from existing higher order, district and local centres within the network is maintained to reduce catchment overlap;
 - v. located on a highly accessible site, adjoining the existing centre and not resulting in the fragmentation of the centre;
 - vi. designed to include active frontages around a main street core;
 - vii. expansion does not result in an elongated centre forming a ribbon of development along regional through roads.

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

Note - Interim uses may be acceptable within a centre where the use would be compatible with existing and proposed centre activities provided the interim use would not be likely to prejudice or delay the ultimate development of the site and adjoining areas. Interim uses should be low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site (e.g. Bulk landscape supplies⁽⁹⁾, garden centre⁽³¹⁾, market⁽⁴⁶⁾, outdoor sales⁽⁵⁴⁾, wholesale nursery⁽⁸⁹⁾ or outdoor sport and recreation⁽⁵⁵⁾);

- n. **Service stations:**
 - i. establish where they will not disrupt, fragment or negatively impact active frontages or streets where pedestrian safety and comfort are of high importance;
 - ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts from road vehicle noise;
 - iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages;
 - iv. do not negatively impact adjoining residents or the streetscape;
 - v. ancillary uses or activities only service the convenience needs of users.
- o. 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 (underground wherever possible), 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.

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- iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- p. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- q. 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.
- r. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- s. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;

- B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

t. Development in the District centre 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⁾ • Dual occupancy⁽²¹⁾ - if in a mixed use building • 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⁾ • Low impact industry⁽⁴²⁾ - if not located adjoining a main street • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ • Office⁽⁵³⁾ • Place of worship⁽⁶⁰⁾ • Rooming accommodation⁽⁶⁹⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short term accommodation⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ - if 250m² GFA or less
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u. Development in the District centre 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⁾ 	<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⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Special industry⁽⁷⁹⁾ • Tourist park⁽⁸⁴⁾
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<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ • Hardware and trade supplies⁽³²⁾ - if greater than 250m² GFA 	<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Transport depot⁽⁸⁵⁾ • Winery⁽⁹⁰⁾
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- v. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

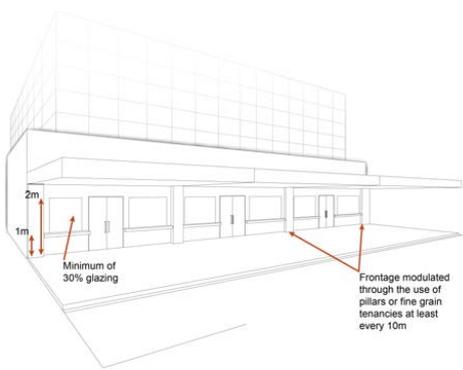
Part F — Criteria for assessable development - District centre precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part F, Table 6.2.1.5.1 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 6.2.1.5.1 Assessable development - District centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the District centre precinct is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.</p> <p>Note - Refer to Moreton Bay centres network Table 6.2.1.1</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 addresses 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>

<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 space, 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 style="text-align: center;">Figure - Glazing</p> 
	<p>E2.7</p>

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	Individual tenancies do not exceed a frontage length of 20m.
	<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>
Setbacks	
<p>PO3</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers etc.; protect the amenity of adjoining sensitive land uses. 	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 height is within the minimum and maximum height identified on Overlay map - Building heights.</p>
Public realm	
<p>PO6</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); 	No example provided.

<p>d. includes greening (e.g. Landscaping, planter boxes, street trees etc) that contributes to the identity of the centre;</p> <p>e. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill';</p> <p>f. is designed to achieve CPTED principles e.g. visible at all times.</p> <p>Note - For details and examples of civic space requirements refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	
Streetscape	
<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>
Built form	
<p>PO8</p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p>E8</p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>
<p>PO9</p> <p>Awnings are provided at the ground level floor 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>c. do not compromise the provision of street trees and signage;</p> <p>d. ensure the safety of pedestrians and vehicles (e.g. No support poles).</p>	<p>E9</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> <p>d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage;</p> <p>e. aligns with adjoining buildings to provide continuous shelter where possible.</p>

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	<p style="text-align: center;">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"> 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>PO11</p> <p>Building entrances:</p> <ol 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; 	<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>													
Movement network													
<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</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 for 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>E12</p> <p>Car parking is provided in accordance with the table below.</p> <table border="1" data-bbox="810 1361 1465 1727"> <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 - Serviced/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwelling + 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 - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwelling + staff spaces
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	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>PO13</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>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>	No example provided.
<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 AS 2890.1 Parking facilities Part 1: Off-street car parking.</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. 	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>PO17</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: 	<p>E17.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p>

<p>i. adequate bicycle parking and storage facilities; and</p> <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"> <thead> <tr> <th data-bbox="809 203 1114 255">Use</th> <th data-bbox="1114 203 1469 255">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="809 255 1114 331">Residential uses comprised of dwellings</td> <td data-bbox="1114 255 1469 331">Minimum 1 space per dwelling</td> </tr> <tr> <td data-bbox="809 331 1114 439">All other residential uses</td> <td data-bbox="1114 331 1469 439">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="809 439 1114 515">Non-residential uses</td> <td data-bbox="1114 439 1469 515">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								
	<p>E17.2</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>E17.3</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>								

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:
 - 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> <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>PO19</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E19</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Landscaping and fencing	
<p>PO20</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; 	No example provided.

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<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 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 environmental nuisances.</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 a road or adjoin a road or public area are not appropriate noise attenuation measure unless adjoining a motorway, arterial road or rail lines.</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 parks, streets and roads that serve active transport</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>Noise attenuation structures (e.g. walls, barriers or fences):</p>

<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> <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>
<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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO26</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>E26.1</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 E26.1 (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>E26.2</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 E26.2 (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>
	<p>E26.3</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.

	If criteria E26.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6} /year.
PO27 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.	E27 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.
PO28 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.	E28 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.
PO29 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.	E29.1 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: 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.
	E29.2 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.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO30 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where	No example provided.

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<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>	
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Works criteria	
Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>E</p> <p>No example provided.</p>
<p>PO31</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO32</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E32</p> <p>Development is connected to underground electricity.</p>
<p>PO33</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO34</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO35</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>E35.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>
	<p>E35.2</p>

	Trade waste is pre-treated on-site prior to discharging into the sewerage network.
<p>PO36</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>E36</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>PO37</p> <p>The development is provided with constructed and dedicated road access.</p>	No example provided.

Access	
<p>PO38</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>PO39</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO40</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; 	<p>E40.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p>

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<p>b. the function or safety of the road network;</p> <p>c. the capacity of the road network.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</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 mapped on Overlay map - Road hierarchy.</p> <p>E40.2</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>E40.3</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>E40.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO41</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E41.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. Where for a Council-controlled road; and not associated with a Dwelling house:</p> <p>i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking;</p> <p>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</p> <p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p> <p>E41.2</p>

	<p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1:– Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E41.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p>

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	<p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>E</p> <p>No example provided</p>
<p>PO42</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>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p>

<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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Warehouses and Industry greater than 6000m2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <hr/> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function; <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 100 metres;

	<ul style="list-style-type: none"> ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>							
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1666 1465 2101"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)</td> </tr> <tr> <td>OR</td> </tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> <td></td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	
Situation	Minimum construction							
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)							
OR								
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;								

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<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1" data-bbox="810 203 1468 591"> <tr> <td data-bbox="815 210 1139 584"> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1144 210 1463 584"> <p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads.
<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 		

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>

<p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO43</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>

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<p>PO44</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>				
<p>PO45</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>				
<p>PO46</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1973 1465 2096"> <tr> <td>Pipe Diameter</td> <td>Minimum easement width (excluding access requirements)</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)		
Pipe Diameter	Minimum easement width (excluding access requirements)				

<p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1"> <tr> <td data-bbox="810 203 1137 293">Stormwater pipe up to 825mm diameter</td> <td data-bbox="1145 203 1471 293">3.0m</td> </tr> <tr> <td data-bbox="810 304 1137 450">Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td data-bbox="1145 304 1471 450">4.0m</td> </tr> <tr> <td data-bbox="810 461 1137 607">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1145 461 1471 607">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).						
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>						
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 						
<p>Site works and construction management</p>							
<p>PO47</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>						
<p>PO48</p> <p>All works on-site are managed to:</p>	<p>E48.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater</p>						

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<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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> 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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties.
	<p>E48.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E48.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E48.4</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>

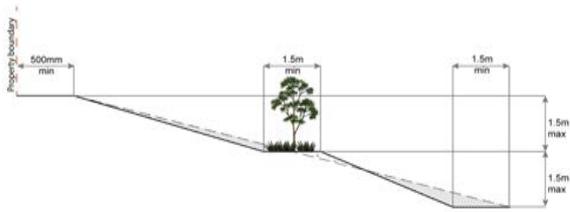
	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO49</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E49</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO50</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E50.1</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>E50.2</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>E50.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>

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	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO51</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E51</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO52</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 	<p>E52.1</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>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>E52.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO53</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>PO54</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>E54.1</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>E54.2</p>

6 Zones

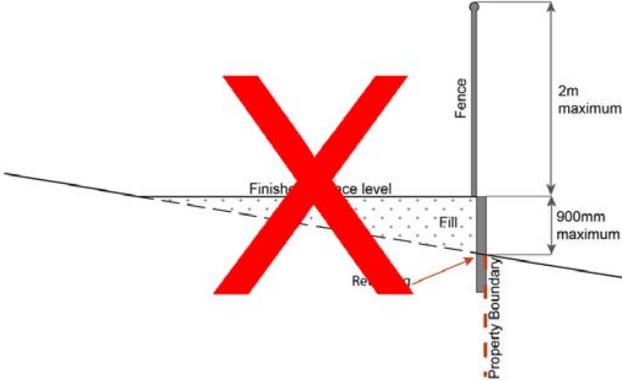
<p>d. reactive soils;</p> <p>e. low density or potentially collapsing soils;</p> <p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p><i>Note - Filling or excavation works are to be completed within six months of the commencement date.</i></p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E54.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E54.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E54.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E54.6</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>PO55</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E55</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO56</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E56.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E56.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO57</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO58</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

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<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ol style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO59</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E59</p> <p>Earth retaining structures:-</p> <ol style="list-style-type: none"> 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; <p style="text-align: center;">Figure -- Retaining on boundary</p>  <ol style="list-style-type: none"> 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. <p style="text-align: center;">Figure -- Cut</p>
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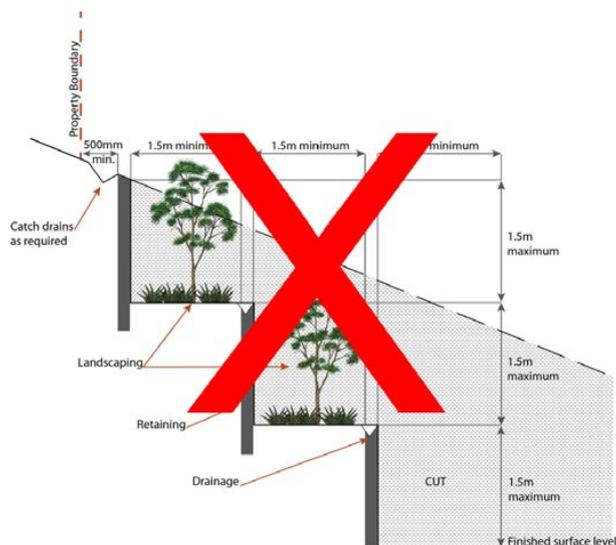
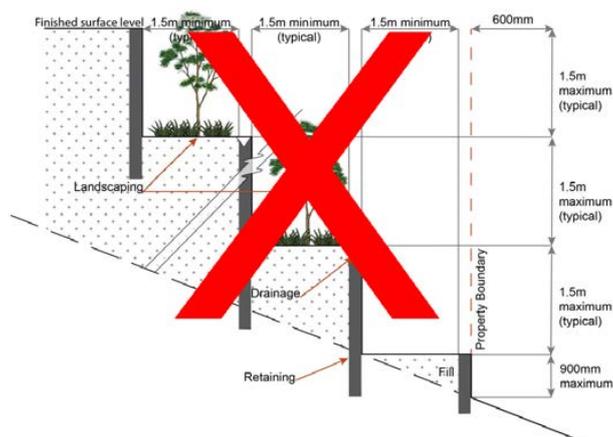


Figure -- Fill



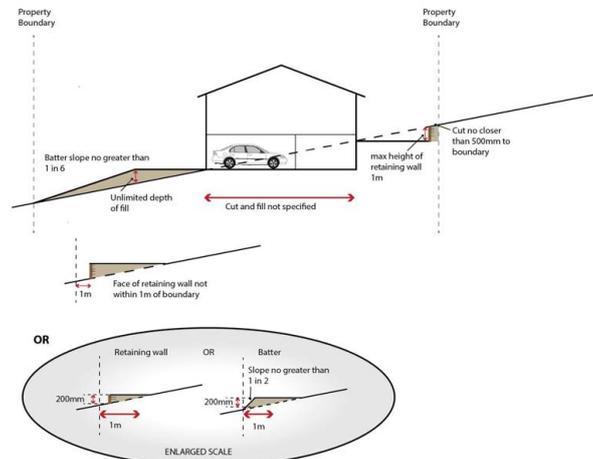
Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;
- OR**
- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
 - c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
 - d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or

ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;
- c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.

Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.

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;
- 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.

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*.

Note - For this requirements 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.

E60.2

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.

E60.3

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	<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>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>E61</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>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	
Home based business⁽³⁵⁾	
<p>PO63</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ol 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⁾; 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. 	<p>E63.1</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>E63.2</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>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO64</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"> 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>E64.1</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"> 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. <hr/> <p>E64.2</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>PO65</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E65</p> <p>Access control arrangements:</p> <ol 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;

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	<ul style="list-style-type: none"> c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire. 																		
<p>PO66</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>E66</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>PO67</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ 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>E67</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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Use</th> <th style="text-align: center;">Minimum Area</th> <th style="text-align: center;">Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level floor dwellings</td> </tr> <tr> <td>All dwelling types</td> <td style="text-align: center;">16m²</td> <td style="text-align: center;">4m</td> </tr> <tr> <td colspan="3">Above ground level floor dwellings</td> </tr> <tr> <td>1 bedroom or studio,</td> <td style="text-align: center;">8m²</td> <td style="text-align: center;">2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td style="text-align: center;">12m²</td> <td style="text-align: center;">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 floor 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 in all directions	Ground level floor dwellings			All dwelling types	16m ²	4m	Above ground level floor dwellings			1 bedroom or studio,	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
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<p>PO68</p>	<p>E68</p> <p>The dwelling:</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>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>
<p>Service station</p> <p>Note - Where the use specific outcomes relating to Service Stations are inconsistent with other examples or Performance Outcomes in this Code, the use specific outcomes below prevail.</p>	
<p>PO</p> <p>Service stations are located, designed and orientated to:</p> <p>a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;</p> <p>b. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance;</p> <p>c. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots);</p> <p>d. ensure the amenity of adjoining properties is protected;</p> <p>e. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street;</p> <p>f. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban);</p> <p>g. provide ancillary uses that meet the convenience needs of users.</p>	<p>E</p> <p>Service stations are located:</p> <p>a. on the periphery of the Centre adjoining or within 100m of land zoned other than Centre zone;</p> <p>b. on the corner lot of an arterial or sub-arterial road.</p> <p>E</p> <p>Service stations are designed and orientated on site to:</p> <p>a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages;</p> <p>b. buildings and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries;</p> <p>c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use;</p> <p>d. not include more than 2 driveway crossovers.</p>
<p>Telecommunications facility⁽⁸¹⁾</p>	

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<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 area 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; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<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> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity.
	<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>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>	

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<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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Grazing of native pasture by stock; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO76</p>	<p>No example provided.</p>

<p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO77</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO78</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO79</p>	No example provided.

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<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO80</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO81</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO82</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO83</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO84</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO85</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO86</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO87	No example provided.

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<p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</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>PO88</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>E88</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>PO89</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>

<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>PO90</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>PO91</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E91</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO92</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E92</p> <p>Habitable rooms:</p> <ol style="list-style-type: none"> are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO93</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>No example provided.</p>

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<p>Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing a noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	
<p>PO94</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E94</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO95</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>PO96</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>No example provided.</p>

<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO97</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>PO98</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>E98</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>PO99</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>E99</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>PO100</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>E100.1</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>E100.2</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>PO101</p>	<p>No example provided.</p>

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<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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO102</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>E102</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>Riparian and wetland setbacks</p>	
<p>PO103</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E103</p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>	

<p>PO104</p> <p>Landscaping</p> <ul style="list-style-type: none"> a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; <p>Fences and walls:</p> <ul style="list-style-type: none"> a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <ul style="list-style-type: none"> a. retained; b. protected from development diminishing their significance. 	<p>E104</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ul style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: <ul style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.
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6.2.1.6 Local centre precinct

6.2.1.6.1 Purpose - Local centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the local centre precinct:
 - a. Development is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.
 - b. Development contributes to a mix and the co-location of compatible uses, in a compact urban form.
 - c. Development is of a sufficient intensity and land use mix to support public transport, active transport, improve land efficiency and support centre facilities.
 - d. Medium density housing, in the form of low-rise multiple dwellings⁽⁴⁹⁾ incorporating mixed uses where possible, is incorporated within local centres.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
 - j. Development encourages social activity through the provision of high quality civic and plaza spaces.
 - k. The design, siting and construction of buildings within a local centre:
 - i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - ii. maintains a human scale, through appropriate building heights and form;
 - iii. is centred around a main street;
 - iv. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - v. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vi. does not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - vii. locates tenancies at the street with car parking at the rear;
 - viii. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - ix. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - x. includes buffers or other treatments measures to respond to the interface with residential zoned land.

- I. Out-of-centre development, including centre expansion (into adjoining zones and precincts) or the establishment of a new centre only occurs where:
- i. it maintains the scale and function of a local centre consistent with Table 6.2.1.1 including provision of one full line supermarket plus local speciality shops and lower order commercial uses;
 - ii. expansion strengthens the existing centre as an important local activity node, or for a new centre, strengthens the centres network within the region;
 - iii. clear separation from existing higher order, district and local centres within the network are maintained to reduce catchment overlap and to establish 15 minute walkable neighbourhoods (generally, local centres should be separated from other centres by 2400m and neighbourhood hubs by 1600m, measured from the centre of each centre or neighbourhood hub);
 - iv. for expansion, it is located on a highly accessible site, adjoining the existing centre not resulting in the fragmentation of the centre;
 - v. for a new centre, it is located on a sub-arterial or collector road;
 - vi. designed to include active frontages around a main street core;
 - vii. expansion does not result in an elongated centre forming a ribbon of development along regional through roads.

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

Note - Interim uses may be acceptable within a centre where the use would be compatible with existing and proposed centre activities provided the interim use would not be likely to prejudice or delay the ultimate development of the site and adjoining areas. Interim uses should be low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site (e.g. Bulk landscape supplies⁽⁹⁾, garden centre⁽³¹⁾, market⁽⁴⁶⁾, outdoor sales⁽⁵⁴⁾, wholesale nursery⁽⁸⁹⁾, outdoor sport and recreation⁽⁵⁵⁾).

- m. **Service stations:**
- i. **establish where they will not disrupt, fragment or negatively impact active frontages or streets where pedestrian safety and comfort are of high importance;**
 - ii. **establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts from road vehicle noise;**
 - iii. **establish in locations that will not have a negative impact on the street environments intended to include active frontages;**
 - iv. **do not negatively impact adjoining residents or the streetscape;**
 - v. **ancillary uses or activities only service the convenience needs of users.**
- n. 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 (underground wherever possible), 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.

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- iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- o. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- p. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- q. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- r. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;

- B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

- s. Development in the Local centre 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 use⁽¹⁷⁾ • Dwelling unit⁽²³⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ • Hardware and trade supplies⁽³²⁾ - if 250m² GFA or less • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Low impact industry⁽⁴²⁾ - if not located adjoining a main street • Market⁽⁴⁶⁾ • Office⁽⁵³⁾ • Place of worship⁽⁶⁰⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ - if 250m² GFA or less
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- t. Development in the Local centre 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⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> • Intensive horticulture⁽⁴⁰⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ • 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⁾
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<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ - if more than 250m² GFA • High impact industry⁽³⁴⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ 	<ul style="list-style-type: none"> • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • 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 zone.

Part G - Criteria for assessable development - Local 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 G, Table 6.2.1.6.1 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 6.2.1.6.1 Assessable development - Local centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the Local centre precinct is of a size, scale, range of services commensurate with the role and function of this precinct within the centres network.</p> <p>Note - Refer to Moreton Bay centres network Table 6.2.1.1</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 addresses 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>

- 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.

- 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.

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

E2.4

Development on corner lots:

- a. addresses both street frontages;
- b. expresses strong visual elements, including feature building entries.

E2.5

Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.

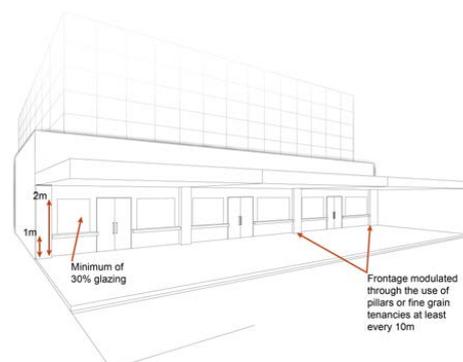
E2.6

The front facade of the building:

- 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.

Note - This does not apply to Adult stores⁽¹⁾.

Figure - Glazing



E2.7

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	Individual tenancies do not exceed a frontage length of 20m.
	<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>
Setbacks	
<p>PO3</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers etc; protect the amenity of adjoining sensitive land uses. 	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 height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Public realm	
<p>PO6</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); 	No example provided.

<p>d. includes greening (e.g. Landscaping, planter boxes, street trees etc) that contributes to the identity of the centre;</p> <p>e. is lit and has adequate signage for way finding, ensuring adjoining and near by residential uses are not impacted by 'overspill';</p> <p>f. is designed to achieve CPTED principles e.g. visible at all times.</p> <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>	
Streetscape	
<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>
Built form	
<p>PO8</p> <p>Ground floor spaces are designed to enable the flexible re-use of floor area for commercial and retail activities.</p>	<p>E8</p> <p>The ground floor has a minimum ceiling height of 4.2m.</p>
<p>PO9</p> <p>Awnings are provided at the ground level floor 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>c. do not compromise the provision of street trees and signage;</p> <p>d. ensure the safety of pedestrians and vehicles (e.g. No support poles).</p>	<p>E9</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> <p>d. does not extend past a vertical plane of 1.5m inside the kerb line to allow for street trees and regulatory signage;</p> <p>e. aligns with adjoining buildings to provide continuous shelter where possible.</p>

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	<p style="text-align: center;">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; 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; facilitate casual surveillance of all public spaces. 	<p>No example provided.</p>
<p>PO11</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; 	<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>													
Movement network													
<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</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 1361 1465 1702"> <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 - Serviced/short term</td> <td>3 per 4 dwellings + staff spaces</td> <td>1 per 5 dwelling + 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 - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwelling + 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 - Serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwelling + staff spaces											

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	<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>E13</p> <p>At-grade car parking:</p> <ol style="list-style-type: none"> does not adjoin a main street or a corner; where at-grade car parking adjoins a street (other than a main street) or civic spaces it does not take up more than 40% of the length of the street frontage.
<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 AS 2890.1 Parking facilities Part 1: Off-street car parking.</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>	
<p>PO17</p>	<p>E17.1</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>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>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="810 324 1466 640"> <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> <p>E17.2</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. <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>E17.3</p> <p>For non-residential uses, storage lockers:</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								

- 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.

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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 area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E19</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</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; 	No example provided.

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<p>b. reduces the dominance of car parking and servicing areas from the street frontage;</p> <p>c. incorporates shade trees in car parking areas;</p> <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 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 environmental nuisances.</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>E25.1</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>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E25.2</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 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO26</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>E26.1</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:

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	<ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E26.1 (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>E26.2</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 E26.2 (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>
	<p>E26.3</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 E26.3 (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>PO27</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>E27</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>PO28</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>E28</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>PO29</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>E29.1</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.
	<p>E29.2</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO30</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide 	<p>No example provided.</p>

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<p>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>	
Works criteria	

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>E</p> <p>No example provided.</p>
<p>PO31</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO32</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E32</p> <p>Development is connected to underground electricity.</p>
<p>PO33</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO34</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO35</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>E35.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>
	<p>E35.2</p>

	Trade waste is pre-treated on-site prior to discharging into the sewerage network.
<p>PO36</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>E36</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>PO37</p> <p>The development is provided with constructed and dedicated road access.</p>	No example provided.

Access	
<p>PO38</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>PO39</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO40</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; 	<p>E40.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p>

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<p>b. the function or safety of the road network;</p> <p>c. the capacity of the road network.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</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 mapped on Overlay map - Road hierarchy.</p> <p>E40.2</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>E40.3</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>E40.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO41</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E41.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. Where for a Council-controlled road; and not associated with a Dwelling house:</p> <p>i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking;</p> <p>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</p> <p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p> <p>E41.2</p>

	<p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E41.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p>

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	<p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO42</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;- 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p>

<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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment:</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy:</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function; <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 100 metres;

	<ul style="list-style-type: none"> ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>
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<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Situation</th> <th style="text-align: left;">Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)</td> </tr> <tr> <td>OR</td> </tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> <td></td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	
Situation	Minimum construction							
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)							
OR								
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;								

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<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1" data-bbox="810 203 1468 589"> <tr> <td data-bbox="815 210 1137 582"> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1142 210 1463 582"> <p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads.
<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 		

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>

<p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO43</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>

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<p>PO44</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>				
<p>PO45</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> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>				
<p>PO46</p> <p>Easements for drainage purposes are provided over:</p> <ul style="list-style-type: none"> a. stormwater pipes located in 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.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1973 1465 2096"> <tr> <td>Pipe Diameter</td> <td>Minimum easement width (excluding access requirements)</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)		
Pipe Diameter	Minimum easement width (excluding access requirements)				

<p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1"> <tr> <td data-bbox="809 203 1137 293">Stormwater pipe up to 825mm diameter</td> <td data-bbox="1142 203 1469 293">3.0m</td> </tr> <tr> <td data-bbox="809 300 1137 450">Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td data-bbox="1142 300 1469 450">4.0m</td> </tr> <tr> <td data-bbox="809 456 1137 607">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1142 456 1469 607">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).						
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>E</p> <p>No example provided.</p>						
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 						
Site works and construction management							
<p>PO47</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>						
<p>PO48</p> <p>All works on-site are managed to:</p>	<p>E48.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater</p>						

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<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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> 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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties.
	<p>E48.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E48.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E48.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO49</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E49</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO50</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E50.1</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>E50.2</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>E50.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>

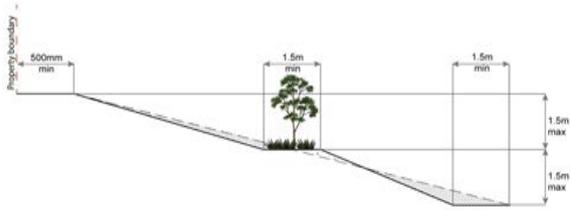
6 Zones

	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO51</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E51</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO52</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 	<p>E52.1</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>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>E52.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO53</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>PO54</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>E54.1</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>E54.2</p>

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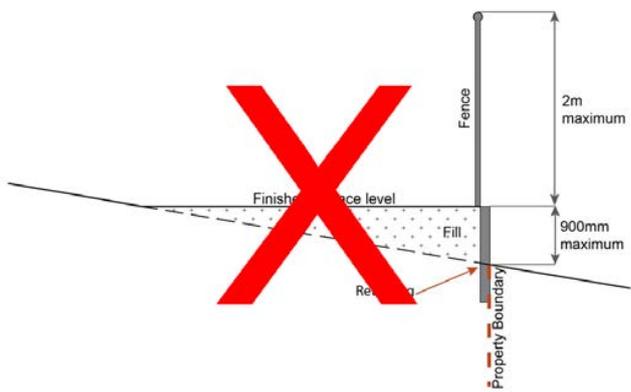
<p>d. reactive soils;</p> <p>e. low density or potentially collapsing soils;</p> <p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p><i>Note - Filling or excavation works are to be completed within six months of the commencement date.</i></p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E54.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E54.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E54.5</p> <p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that area required for the necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E54.6</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>PO55</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E55</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>PO56</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E56.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E56.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO57</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO58</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

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<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO59</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E59</p> <p>Earth-retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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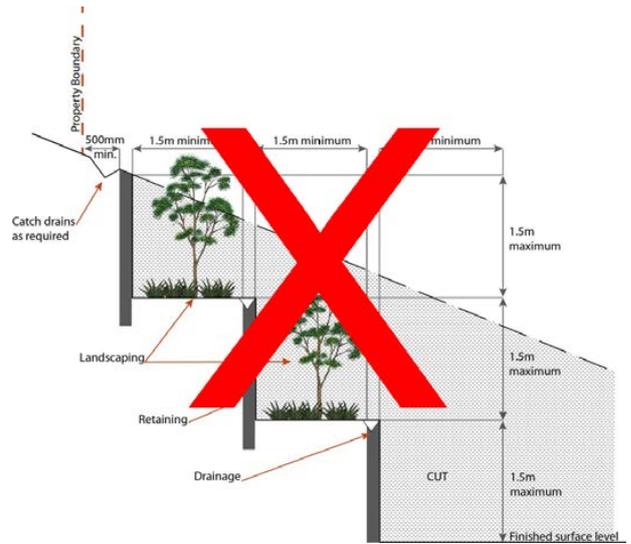
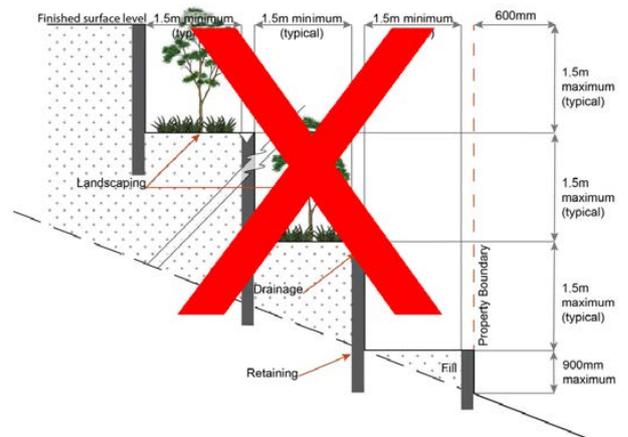


Figure--Fill



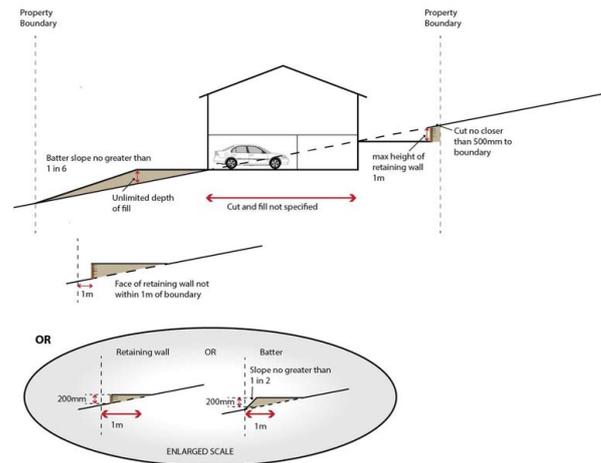
Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**
- OR**
- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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:

- 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.

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.

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*.

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

- 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:
 - 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

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	<p>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> <hr/> <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> <hr/> <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>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>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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>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	
Home based business⁽³⁵⁾	
<p>PO63</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>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>E63.1</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>E63.2</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>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
PO64	E64.1

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<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>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>PO65</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E64.2</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>E65</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>PO66</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>E66</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>Residential uses</p>													
<p>PO67</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p> <ol style="list-style-type: none"> directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; designed and constructed to achieve adequate privacy for occupants from other dwelling units⁽²³⁾ and centre uses; accessible and readily identifiable for residents, visitors and emergency services; located to not compromise active frontages. 	<p>E67.1</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ol style="list-style-type: none"> as per the table below; <table border="1" data-bbox="810 1778 1469 2069"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level floor dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level floor dwellings</td> </tr> </tbody> </table>	Use	Minimum Area	Minimum Dimension	Ground level floor dwellings			All dwelling types	16m ²	4m	Above ground level floor dwellings		
Use	Minimum Area	Minimum Dimension											
Ground level floor dwellings													
All dwelling types	16m ²	4m											
Above ground level floor dwellings													

	<table border="1" data-bbox="810 203 1465 309"> <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> </table> <p>b. accessed from a living area;</p> <p>c. sufficiently screened or elevated for privacy;</p> <p>d. ground level floor 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). External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>	1 bedroom or studio,	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
1 bedroom or studio,	8m ²	2.5m					
2 or more bedrooms	12m ²	3.0m					
<p>PO68</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>E68</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>						
<p>Service station</p> <p>Note - Where the use specific outcomes relating to Service stations are inconsistent with other examples or Performance Outcomes in this Code, the use specific outcomes below prevail.</p>							
<p>PO</p> <p>Service stations are located, designed and orientated to:</p> <p>a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;</p>	<p>E</p> <p>Service stations are located:</p> <p>a. on the periphery of the Local centre, with at least one boundary adjoining land zoned other than Centre zone;</p>						

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<p>b. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance;</p> <p>c. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots);</p> <p>d. ensure the amenity of adjoining properties is protected;</p> <p>e. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street;</p> <p>f. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban);</p> <p>g. provide ancillary uses that meet the convenience needs of users.</p>	<p>b. on the corner lot of an arterial or sub-arterial road.</p> <p>E</p> <p>Service stations are designed and orientated on site to:</p> <p>a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages;</p> <p>b. buildings and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries;</p> <p>c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use;</p> <p>d. not include more than 2 driveway crossovers.</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 area 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; 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>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> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity. <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>E74</p>

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<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>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>	
<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"> 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. 	<p>E75</p> <p>Development does not involve:</p> <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.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 	

- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO76

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO77

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;

No example provided.

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<p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO78</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO79</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p> <p>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</p> <p>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>No example provided.</p>
<p>PO80</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <p>a. providing contiguous patches of habitat;</p> <p>b. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>c. providing wildlife movement infrastructure;</p> <p>d. providing replacement and rehabilitation planting to improve connectivity.</p>	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO81</p> <p>Development does not:</p> <p>a. result in soil erosion or land degradation;</p> <p>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</p>	<p>No example provided.</p>

Vegetation clearing and water quality	
<p>PO82</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO83</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO84</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO85</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and</p>	No example provided.

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<p>light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO86</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO87</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</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>PO88</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; 	<p>E88</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</p>

<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>plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO89</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>PO90</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>PO91</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E91</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>
<p>PO92</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction</p>	<p>E92</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree;

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<p>measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</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>PO93</p> <p>Development:</p> <p>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>	<p>No example provided.</p>
<p>PO94</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; 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>No example provided.</p>
<p>PO95</p> <p>Development does not:</p> <p>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>	<p>No example provided.</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>PO96</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>E96</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>PO97</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>E97</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>PO98</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>E98.1</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>E98.2</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>PO99</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>No example provided.</p>

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<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>PO100</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>E100</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>Riparian and wetland setbacks</p>	
<p>PO101</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E101</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>	
<p>PO102</p> <p>Landscaping</p> <ol style="list-style-type: none"> complements the coastal landscape character and amenity; has known resilience and robustness in the coastal environment; <p>Fences and walls:</p>	<p>E102</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ol style="list-style-type: none"> landscaping comprises indigenous coastal species; fences and walls are no higher than 1m; and existing pine trees, palm trees, mature fig and cotton trees are retained. where over 12m in height, the building design includes the following architectural character elements:

<ul style="list-style-type: none"> a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <ul style="list-style-type: none"> a. retained; b. protected from development diminishing their significance. 	<ul style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.
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6.2.1.7 Specialised centre precinct

6.2.1.7.1 Purpose - Specialised centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Specialised centre precinct:
 - a. Development is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.

Note - Refer to the centre network identified in Table 6.2.1.1 Moreton Bay centres network.
 - b. Development is contained within precinct boundaries and does not result in the expansion of Specialised centre precincts into adjoining zones or the establishment of new Specialised centre precincts.
 - c. Specialised centres specifically accommodate large bulky goods retail activities, which due to their size, location or servicing requirements, are not located within the region's other centre precincts. Uses not of a bulky goods nature only service the convenience needs of users while on site.
 - d. **Service stations:**
 - i. **establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;**
 - ii. **establish in locations that will not have a negative impact on the street environments intended to include active frontages;**
 - iii. **ancillary uses or activities only service the convenience needs of users.**
 - e. 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 specialised centre.
 - f. Facilities and infrastructure are provided to improve pedestrian connectivity and walkability between key destinations within and external to the site through public realm improvements.
 - g. Development ensures the safety, comfort and enjoyment of residents, visitors and workers.
 - h. The design, siting and construction of buildings within a specialised centre:
 - i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - ii. maintains a human scale, through appropriate building heights and form;
 - iii. provides attractive frontages that address internal and external public spaces and adjoining arterial roads;
 - iv. provides for active and passive surveillance of the public spaces and road frontages;
 - v. ensures 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - xii. A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

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- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

n. Development in the Specialised centre 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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o. Development in the Specialised centre 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⁾ • Child care centres⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dwelling unit⁽²³⁾ • Dual occupancy⁽²¹⁾ • Dwelling house • Educational Establishment⁽²⁴⁾ • Extractive industry⁽²⁷⁾ 	<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⁾ • 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⁾ 	<ul style="list-style-type: none"> • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • 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⁽⁷⁵⁾ having a gfa less than 500m² • Short-term accommodation⁽⁷⁷⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾
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<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ - if including a drive through • Function facility⁽²⁹⁾ • Health care services⁽²⁹⁾ • 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⁾ • Residential care facility⁽⁶⁵⁾ 	<ul style="list-style-type: none"> • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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- p. Development not listed in the tables above may be considered on its merits where it reflects and supports the outcomes of the zone.

Part H - Criteria for assessable development - Specialised 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 H, Table 6.2.1.7.1 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 6.2.1.7.1 Assessable development - Specialised centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Uses and activities:</p> <p>a. provide only for large bulky goods retail activities; or provide only for the immediate needs of users while on-site and do not provide for the day-to-day convenience needs of customers;</p> <p>b. are of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.</p> <p>Note - Refer to Moreton Bay centres network Table 6.2.1.1.</p>	<p>E1.1</p> <p>Food and drink outlets⁽²⁸⁾:</p> <p>a. are located internally within large bulky goods tenancies, and do not have an external frontage;</p> <p>b. are ancillary and subordinate to the large bulky goods activities;</p> <p>c. have the same opening hours as the large bulky goods tenancy.</p>
	<p>E1.2</p> <p>All other uses, no example provided.</p>
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>

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Setbacks	
<p>PO3</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers etc.; protect the amenity of adjoining sensitive land uses. 	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 height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Built form	
<p>PO6</p> <p>Awnings are provided at the ground level floor 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; are compatible with awnings on adjoining buildings where possible. 	<p>E6</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 not more than 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 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, 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>	<p>No example provided.</p>
<p>Movement network</p>	

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<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</p>
<p>Car parking</p>	
<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.</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 AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>
<p>PO13</p>	<p>No example provided.</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); 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> <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>	<p>No example provided.</p>
Waste	
<p>PO15</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E15</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste:</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Landscaping and fencing	
<p>PO16</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; 	<p>No example provided.</p>

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<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>PO17</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>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 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 environmental nuisances.</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> <p>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks,</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>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> <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>
<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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO22</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>E22.1</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> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <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. <p>b. For any hazard scenario involving fire or explosion:</p>

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	<ul style="list-style-type: none">i. 7kPa overpressure;ii. 4.7kW/m² heat radiation. <p>If criteria E22.1 (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>E22.2</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 E22.2 (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>E22.3</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:
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	<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. <ul style="list-style-type: none"> 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 E22.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
<p>PO23</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>E23</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>PO24</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>E24</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>PO25</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>E25.1</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. <p>E25.2</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>

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Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO26</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>E</p> <p>No example provided.</p>
<p>PO27</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾; foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO28</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E28</p> <p>Development is connected to underground electricity.</p>
<p>PO29</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO30</p>	<p>No example provided.</p>

Where available the development is to safely connect to reticulated gas:	
PO31 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.	E31.1 Where in a sewerage area, the development is connected to a reticulated sewerage network.
	E31.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO32 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	E32 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.
PO33 The development is provided with constructed and dedicated road access.	No example provided.

Access	
PO34 Development provides functional and integrated car parking and vehicle access, that: <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.
PO35	No example provided.

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<p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO36</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 mapped on Overlay map - Road hierarchy.</p>	<p>E36.1</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 mapped on Overlay map - Road hierarchy.</p> <hr/> <p>E36.2</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>E36.3</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>E36.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO37</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E37.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> Planning scheme policy - Integrated design; Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;

	<ul style="list-style-type: none"> iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
	<p>E37.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1:– Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and– c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p>
	<p>E37.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

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<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p>	<p>No example provided</p>

<p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO38</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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

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<ul style="list-style-type: none"> • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function; <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres;

	<ul style="list-style-type: none"> ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. <p>b. Where the through road provides a collector or sub-arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>		
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 2011 1465 2065"> <thead> <tr> <th data-bbox="810 2011 1136 2065">Situation</th> <th data-bbox="1136 2011 1465 2065">Minimum construction</th> </tr> </thead> </table>	Situation	Minimum construction
Situation	Minimum construction		

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<p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="804 197 1134 929"> <p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1139 197 1474 929"> <p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table>	<p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		
<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>			

<h2>Stormwater</h2>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p>

	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
	<p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO39</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	No example provided.

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<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>PO40</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO41</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> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>

<p>PO42</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 506 1465 1032"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>E</p> <p>No example provided.</p>								

Site works and construction management	
<p>PO43</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO44</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; 	<p>E44.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p>

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<ul style="list-style-type: none"> b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties.
	<p>E44.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E44.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E44.4</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>Existing street trees are protected and not damaged during works.</p>

	<p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO45</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E45</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO46</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E46.1</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>E46.2</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>E46.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p>

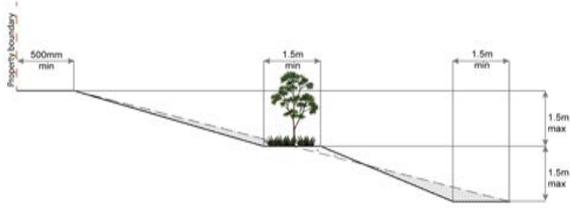
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	<p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO47</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E47</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO48</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E48.1</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>E48.2</p>

<p>Note - No burning of cleared vegetation is permitted.</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO49</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>PO50</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; 	<p>E50.1</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>E50.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>

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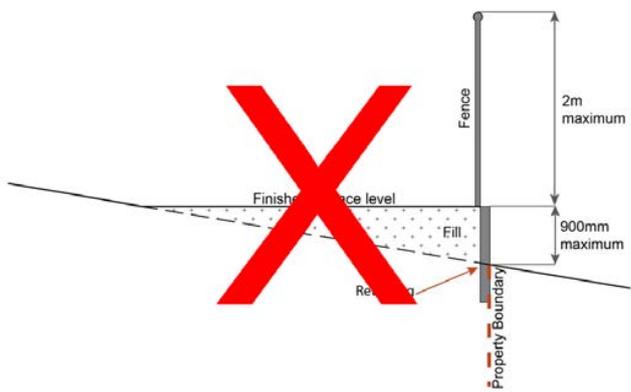
<p>e. low density or potentially collapsing soils;</p> <p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p><i>Note – Filling or excavation works are to be completed within six months of the commencement date.</i></p>	<p>E50.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E50.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E50.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E50.6</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>PO51</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E51</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>PO52</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E52.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E52.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO53</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO54</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

6 Zones

<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ol style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO55</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E55</p> <p>Earth-retaining structures:-</p> <ol style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ol style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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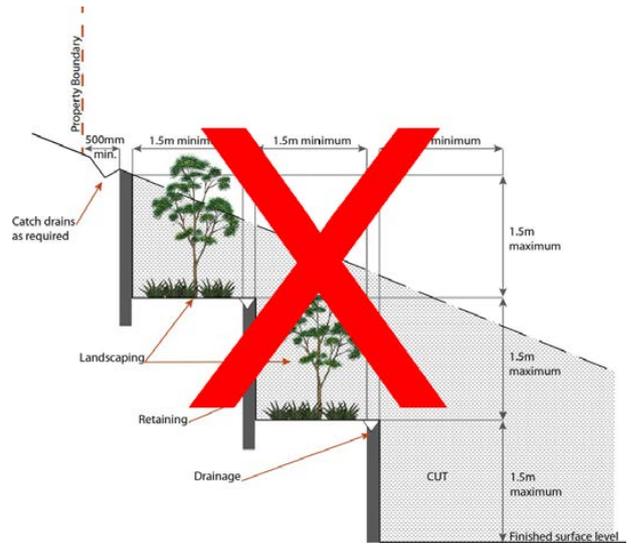
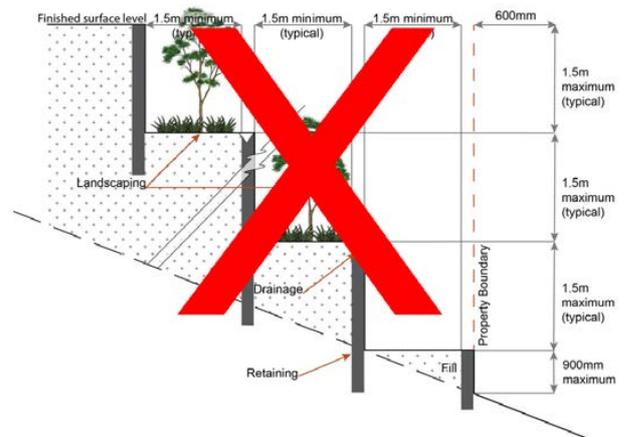


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

OR

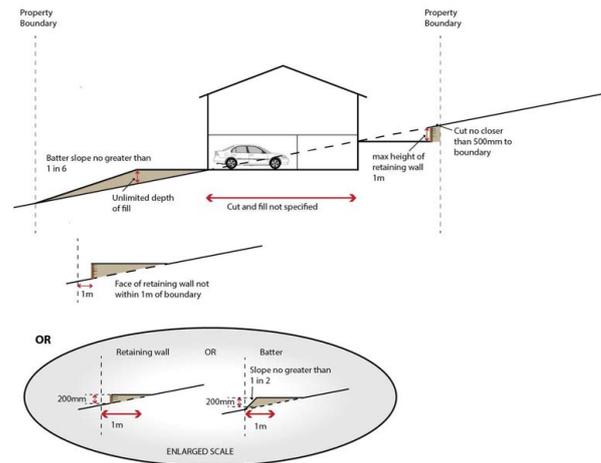
result in a batter greater than 1V to 6H;

- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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.

PO56

Development incorporates a fire fighting system that:

- 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.

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.

E56.1

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:

- 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:
 - 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

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	<p>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> <hr/> <p>E56.2</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"> 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. <hr/> <p>E56.3</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>PO57</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>E57</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>

	<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>PO58</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>E58</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>PO59</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 and 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>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>E59.1</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>E59.2</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>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
PO60	E60.1

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<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>E60.2</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>PO61</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E61</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>PO62</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>E62</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>Residential uses</p>																
<p>PO63</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ 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>E63</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="810 1778 1468 2069"> <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 floor dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level floor dwellings</td> </tr> <tr> <td>1 bedroom or studio</td> <td>8m²</td> <td>2.5m</td> </tr> </tbody> </table>	Use	Minimum Area	Minimum Dimension in all directions	Ground level floor dwellings			All dwelling types	16m ²	4m	Above ground level floor dwellings			1 bedroom or studio	8m ²	2.5m
Use	Minimum Area	Minimum Dimension in all directions														
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	<table border="1" data-bbox="810 203 1468 255"> <tr> <td data-bbox="810 203 1027 255">2 or more bedrooms</td> <td data-bbox="1027 203 1225 255">12m²</td> <td data-bbox="1225 203 1468 255">3.0m</td> </tr> </table> <p data-bbox="810 282 1468 719"> b. accessed from a living area; c. sufficiently screened or elevated for privacy; d. ground level floor 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> <p data-bbox="810 779 1468 887"> 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>	2 or more bedrooms	12m ²	3.0m
2 or more bedrooms	12m ²	3.0m		
<p data-bbox="113 945 796 1137">PO64 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 data-bbox="113 1178 796 1205">Note - Refer to State Government standards for CPTED.</p> <p data-bbox="113 1256 796 1310">Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p data-bbox="798 945 1481 1043">E64 The dwelling:</p> <p data-bbox="798 1070 1481 1541"> 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; 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; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. </p> <p data-bbox="798 1608 1481 1662">Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>			
<p data-bbox="113 1715 1481 1758">Service station</p> <p data-bbox="113 1798 1481 1852">Note - Where the use specific outcomes relating to Service Stations are inconsistent with other examples or Performance Outcomes in this Code, the use specific outcomes below prevail.</p>				
<p data-bbox="113 1908 796 2033">PO Service stations are located, designed and orientated to:</p>	<p data-bbox="798 1908 1481 2033">E Service stations are located on the corner lot of an arterial or sub-arterial road.</p>			

6 Zones

<ul style="list-style-type: none"> a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance; c. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); d. ensure the amenity of adjoining properties is protected; e. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; f. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area; g. provide ancillary uses that meet the convenience needs of users. 	<p>E</p> <p>Service stations are designed and orientated on site to:</p> <ul style="list-style-type: none"> a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages; b. buildings and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; d. not include more than 2 driveway crossovers.
<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 area 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> <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>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> <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>

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<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>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>	
<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>PO71</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <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. 	<p>E71</p> <p>Development does not involve:</p> <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.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 	

- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO72

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO73

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;

No example provided.

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<p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO74</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO75</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p> <p>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</p> <p>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>No example provided.</p>
<p>PO76</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <p>a. providing contiguous patches of habitat;</p> <p>b. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>c. providing wildlife movement infrastructure;</p> <p>d. providing replacement and rehabilitation planting to improve connectivity.</p>	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO77</p> <p>Development does not:</p> <p>a. result in soil erosion or land degradation;</p> <p>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</p>	<p>No example provided.</p>

Vegetation clearing and water quality	
<p>PO78</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO79</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO80</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO81</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and</p>	No example provided.

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<p>light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO82</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO83</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO84</p> <p>Development:</p> <ol style="list-style-type: none"> does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ol style="list-style-type: none"> locating the furthest distance possible from the transportation route; 	<p>E84</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾;

<ul style="list-style-type: none"> ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<ul style="list-style-type: none"> m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO85</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E85.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E85.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO86</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>E86</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>PO87</p> <p>Demolition and removal is only considered where:</p>	<p>No example provided.</p>

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<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>PO88</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>PO89</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E89</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>PO90</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>PO91</p> <p>Development:</p>	<p>No example provided.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO92</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>PO93</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>E93</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>PO94</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>E94</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>PO95</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>E95.1</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>

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<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>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>PO96</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>E95.2</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>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO97</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>E97</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>Riparian and wetland setbacks</p>	
<p>PO98</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; 	<p>E98</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line

<ul style="list-style-type: none"> c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<ul style="list-style-type: none"> c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
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6.2.2 Community facilities zone code

6.2.2.1 Application- Community facilities zone

This code applies to undertaking development in the Community facilities zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development for this Code Part 6.2.2:

1. Part A of the code applies only to accepted development subject to requirements in the 6.2.2.1 'Abbey precinct';
2. Part B of the code applies only to assessable development in all 6.2.2.1 'Abbey precinct';
3. Part C of the code applies only to accepted development subject to requirements in the 6.2.2.2 'Airfield precinct';
4. Part D of the code applies only to assessable development in all 6.2.2.2 'Airfield precinct';
5. Part E of the code applies only to accepted development subject to requirements in the 6.2.2.3 'Utilities precinct';
6. Part F of the code applies only to assessable development in all 6.2.2.3 'Utilities precinct';
7. Part G of the code applies only to accepted development subject to requirements in the 6.2.2.4 'Lakeside precinct';
8. Part H of the code applies only to assessable development in all 6.2.2.4 'Lakeside precinct';
9. Part I of the code applies only to accepted development subject to requirements in the 6.2.2.5 'Special use precinct';
10. Part J of the code applies only to assessable development in all 6.2.2.5 'Special use precinct'.

6.2.2.2 Purpose - Community facilities zone

1. The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership. These may include municipal services, public utilities, government installations, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
2. The Community facilities zone includes 5 precincts; Abbey, Airfield, Utilities, Lakeside and Special use.
3. The purpose of the Community facilities zone code is to implement the policy direction as set out in Part 3, Strategic Framework.

6.2.2.1 Abbey precinct

6.2.2.1.1 Purpose - Abbey precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Abbey precinct:
 - a. Development supports, and does not diminish or detract from, the unique character created by established non-rural uses and activities namely Place of worship⁽⁶⁰⁾, Educational establishment⁽²⁴⁾, tourism and agriculture.
 - b. Areas within the precinct not associated with established non-rural uses maintain their primary role for rural and agricultural purposes, with tourism activities occurring on an occasional and temporary basis.
 - c. Development continues to play a significant role providing local employment, educational and cultural functions and attracting visitors to the Region.
 - d. Development provides appropriate on-site buffers and setbacks from established on-site uses occurring within the precinct and on adjoining land to internalise any potential nuisance impact.
 - e. Development for retail and commercial activities on-site are limited to those uses having a nexus with, and are ancillary to, the tourism use occurring and be of a scale that remains subordinate to the network of centres within the Region.
 - f. Residential uses are limited in number and location to achieve a low density, scale and intensity of use to retain the existing rural character and amenity. Residential uses are occupied by people associated with the Place of worship⁽⁶⁰⁾ on the site.
 - g. Development is properly separated and buffered from surrounding sensitive land uses and rural activities, and operates in a manner that does not adversely impact on the low density, low intensity rural character or amenity of the surrounds.
 - h. Development is designed and operated to achieve a high level of amenity and maintains the safety of people and property through crime prevention through environmental design principles (CPTED).
 - i. Development is of a scale, height and bulk that provides a high level of amenity and is consistent with the character of the surrounding area.
 - j. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - k. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
 - 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.

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

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Cemetery⁽¹²⁾ - if a maximum of 100 spaces • Child care centre⁽¹³⁾ • Cropping⁽¹⁹⁾ 	<ul style="list-style-type: none"> • Function facility⁽²⁹⁾ • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ - if dwellings are detached and the number of dwellings does not exceed 20 	<ul style="list-style-type: none"> • Place of worship⁽⁶⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾
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<ul style="list-style-type: none"> • Dwelling house⁽²²⁾ • Educational establishment⁽²⁴⁾ 		
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p. Development in the Abbey 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⁾ • Car wash⁽¹¹⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Emergency services⁽²⁵⁾ • Environmental facility⁽²⁶⁾ • Food and drink outlet⁽²⁸⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Health care services⁽³³⁾ • 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⁾ - if dwellings are attached or the number of dwellings exceeds 20 • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • 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⁾ • Rural industry⁽⁷⁰⁾ • 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⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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Note - A dwelling provided for a caretaker of a non-residential use in the Community facilities zone is defined as Rural workers' accommodation⁽⁷¹⁾

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

6.2.2.1.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.2.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.2.1.1, 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.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO2
RAD3	PO3
RAD4	PO4
RAD5	PO5
RAD6	PO7
RAD7	PO8
RAD8	PO10
RAD9	PO14-17
RAD10	PO14-17
RAD11	PO18
RAD12	PO20-25
RAD13	PO23
RAD14	PO24
RAD15	PO29
RAD16	PO29
RAD17	PO31
RAD18	PO33
RAD19	PO35
RAD20	PO36
RAD21	PO38
RAD22	PO40
RAD23	PO41
RAD24	PO38

RAD25	PO42
RAD26	PO42-PO47
RAD27	PO44
RAD28	PO48
RAD29	PO48
RAD30	PO48
RAD31	PO49
RAD32	PO50
RAD33	PO53
RAD34	PO54
RAD35	PO56
RAD36	PO56
RAD37	PO56
RAD38	PO56
RAD39	PO56
RAD40	PO57
RAD41	PO57
RAD42	PO59
RAD43	PO57
RAD44	PO57
RAD45	PO58
RAD46	PO58
RAD47	PO60
RAD48	PO65
RAD49	PO65
RAD50	PO65
RAD51	PO65
RAD52	PO65
RAD53	PO66
RAD54	PO66
RAD55	PO66
RAD56	PO66
RAD57	PO66
RAD58	PO68
RAD59	PO69
RAD60	PO70

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RAD61	PO70
RAD62	PO70
RAD63	PO70
RAD64	PO72
RAD65	PO75
RAD66	PO76
RAD67	PO76
RAD68	PO77
RAD69	PO78
RAD70	PO79
RAD71	PO80-91
RAD72	PO80-91
RAD73	PO92-PO93
RAD74	PO92-PO93
RAD75	PO95
RAD76	PO95
RAD77	PO95
RAD78	PO96
RAD79	PO97
RAD80	PO98
RAD81	PO99-PO101, PO103-PO105
RAD82	PO99-PO101, PO103-PO105
RAD83	PO99-PO101
RAD84	PO102
RAD85	PO106
RAD86	PO107

Part A —Requirements for accepted development - Abbey precinct

Requirements for accepted development - Abbey precinct

Requirements for accepted development	
General requirements	
Building height	
RAD1	Building height does not exceed the maximum height identified on Overlay map - Building heights, except for architectural features associated with religious expression on Place of worship ⁽⁶⁰⁾ and Educational establishment ⁽²⁴⁾ buildings.
Setbacks	

RAD2	Buildings and structures, excluding Multiple dwelling ⁽⁴⁹⁾ , are setback as follows: <ul style="list-style-type: none"> a. road frontage - 10m b. side boundary - 10m c. rear boundary - 10m
Specific rural uses setbacks	
RAD3	The following uses, associated buildings and structures are setback from all lot boundaries as follows: <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) - 10m b. Cropping⁽¹⁹⁾ (buildings only) - 10m c. Intensive horticulture⁽⁴⁰⁾ - 20m
Site cover	
RAD4	Site cover of all buildings and structures does not exceed 20%.
Residential density	
RAD5	Residential density does not exceed 21 dwellings on the site, including 1 Dwelling house ⁽²²⁾ and 20 Multiple dwellings ⁽⁴⁹⁾ .
Car parking	
RAD6	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Waste	
RAD7	Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste.
Lighting	
RAD8	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 the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
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 where not located in the Environmental areas overlay map	
RAD11	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint;

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	<p>b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</p> <p>c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</p> <p>d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p> <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
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Works requirements

Utilities	
RAD12	<p>Where available, the development is connected to:-</p> <p>a. an existing reticulated electricity supply;-</p> <p>b. telecommunications and broadband;</p> <p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. constructed and dedicated road.</p> <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD13	<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>
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	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD15	<p>Any new or changes to existing site-access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD16	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
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 actionable 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>
RAD18	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p>

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	<p>a. is for urban purposes only;</p> <p>b. involves a land area greater than 2500m²;</p> <p>c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.</p> <p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p> <p>b. that results in 6 or more dwellings; or</p> <p>c. that result in an impervious area greater than 25% of the net developable area,</p> <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 1574 1469 2013"> <thead> <tr> <th data-bbox="263 1574 866 1693">Pipe Diameter</th> <th data-bbox="866 1574 1469 1693">Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td data-bbox="263 1693 866 1778">Stormwater Pipe up to 825mm diameter</td> <td data-bbox="866 1693 1469 1778">3.0m</td> </tr> <tr> <td data-bbox="263 1778 866 1899">Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td data-bbox="866 1778 1469 1899">4.0m</td> </tr> <tr> <td data-bbox="263 1899 866 2013">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="866 1899 1469 2013">Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

	<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>
Site works and construction management	
RAD19	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD20	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD23	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD21	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.
RAD24	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.
RAD22	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p>

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	Note - The chipped vegetation must be stored in an approved location.
RAD	<p>All development works are carried out within the following times:</p> <ul style="list-style-type: none"> a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

Earthworks

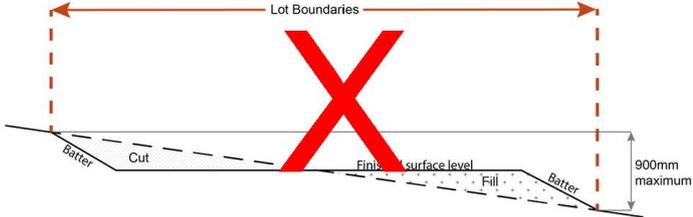
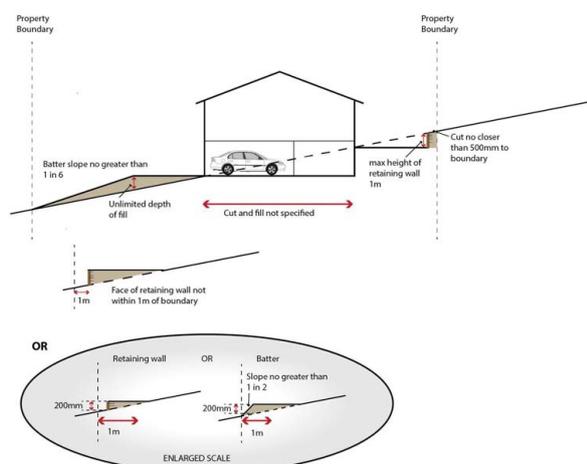
RAD26	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure -- Cut and Fill</p>  <p>Note -- This is site earthworks not building work.</p> <p>Filling or excavation does not:</p> <ul style="list-style-type: none"> a. involve a change in level of more than 1.0m relative to natural ground level <p>OR</p> <p>result in a batter greater than 1V to 6H;</p> <ul style="list-style-type: none"> b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level; c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: <ul style="list-style-type: none"> i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H. <p style="text-align: center;">THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT</p>
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Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

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	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD25	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD27	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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.

RAD28	<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> <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 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: <ol 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.
RAD29	<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"> 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.
RAD30	<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>
RAD31	<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;

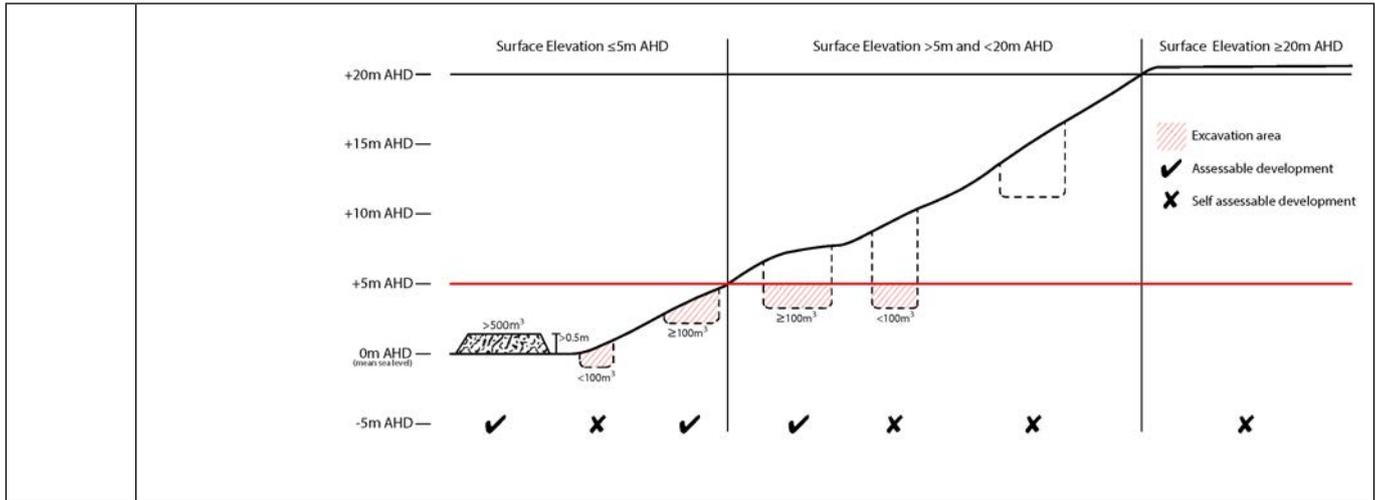
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	<p>b. of a size;</p> <p>c. illuminated to a level;</p> <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
RAD32	<p>For development that contains 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⁾	
RAD33	The dwelling house ⁽²²⁾ is only used to accommodate members of the Confraternity.
RAD34	<p>Where the dwelling house⁽²²⁾ includes a secondary dwelling, the secondary dwelling:</p> <ol style="list-style-type: none"> has a maximum GFA of 100m²; obtains access from the existing driveway giving access to the Dwelling house⁽²²⁾; is setback 50m from all property boundaries; is located within 20m of the principal Dwelling house⁽²²⁾; is separated from other dwellings by a minimum distance of 1.5m; is only used to accommodate members of the Confraternity.
Home based business⁽³⁵⁾	
RAD35	Home based business(es) ⁽³⁵⁾ are fully contained within a dwelling or on-site structure, except for a home based child care facility.
RAD36	The maximum total use area is 100m ² .
RAD37	<p>Only 1 additional non-resident, either an employee or customer, is permitted on the site at any one time.</p> <p>Note - This provision does not apply to Bed and Breakfast or farmstay business.</p>
RAD38	Service and delivery vehicles do not exceed one Small Rigid Vehicle (SRV) at any one time.
RAD39	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small Rigid Vehicle (SRV).
RAD40	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.
RAD41	<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 engine fluids, filters and parts such as batteries and plugs.</p>

RAD42	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office ⁽⁵³⁾ or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD43	The Home based business ⁽³⁵⁾ does not generate noise that is audible from the boundary of the lot. Note - Guidance on acceptable noise is provided in the standards listed in the Environmental (Noise) Policy 2008. Note - This provision does not apply to the use of motor vehicles.
RAD44	The Home based business ⁽³⁵⁾ does not involve an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i> .
RAD45	Only goods grown, produced or manufactured on-site are sold from the site.
RAD46	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.
RAD47	For bed and breakfast and farmstays: a. overnight accommodation 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.
Multiple dwelling⁽⁴⁹⁾	
RAD48	Multiple dwellings ⁽⁴⁹⁾ are provided in the form of detached buildings.
RAD49	The number of Multiple dwellings ⁽⁴⁹⁾ located on the site does not exceed 20.
RAD50	Multiple dwellings ⁽⁴⁹⁾ are separated by a minimum distance of 1.5m and a maximum of 10m.
RAD51	Multiple dwellings ⁽⁴⁹⁾ are setback a minimum 50m from all property boundaries.
RAD52	Multiple dwellings ⁽⁴⁹⁾ are only used to accommodate members of the Confraternity.
Rural workers' accommodation⁽⁷¹⁾	
RAD53	Rural workers' accommodation ⁽⁷¹⁾ is located in the Residential Area on Map 1 - Abbey use areas.
RAD54	No more than 1 Rural workers' accommodation ⁽⁷¹⁾ per lot.
RAD55	Rural workers' accommodation ⁽⁷¹⁾ is contained within 1 structure.
RAD56	No more than 12 rural workers are accommodated.
RAD57	Access is obtained from the existing driveway giving access to the Dwelling house ⁽²²⁾ .
Telecommunications facility⁽⁸¹⁾	

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<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>	
RAD58	A minimum area 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.
RAD59	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.
RAD60	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.
RAD61	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD62	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD63	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>
RAD64	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 requirements</p> <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>	
<p>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)</p> <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>	
RAD65	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.



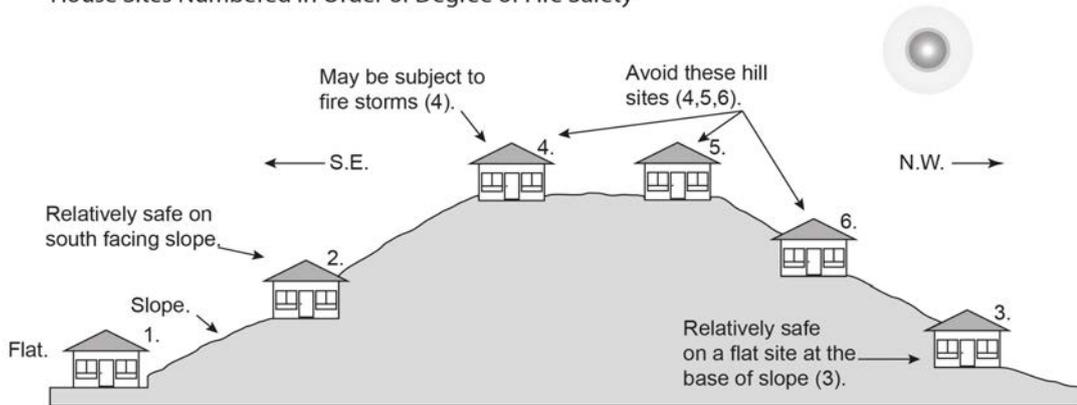
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD66

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.

House Sites Numbered in Order of Degree of Fire Safety



(1 being the safest, 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD67

- 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;

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	<ul style="list-style-type: none"> 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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>
RAD68	<p>The length of driveway:</p> <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.
RAD69	<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.
RAD70	<p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 	

- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD71	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².</p> <p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ul style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD72	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p>

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	<ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<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>	
RAD73	<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>
RAD74	<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>
RAD75	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD76	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD77	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD78	Development does not: <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD79	Buildings, excluding domestic outbuildings: <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD80	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD81	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.
RAD82	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>
RAD83	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD84	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.
RAD85	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD86	No development is to occur within: <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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	<p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
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Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part B — Criteria for assessable development- Abbey 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 6.2.2.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.2.1.1 Assessable development - Abbey precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Building height	
<p>PO1</p> <p>Buildings and structures are of a height, scale and bulk which:</p> <ul style="list-style-type: none"> a. is consistent with the existing low rise, open and low density character and amenity of the site and its surrounds; b. is visually compatible with the existing buildings or structures and respects the existing amenity and character of the Abbey precinct; c. minimises the visual impact of large-scale built form whilst still providing for religious character heights associated with Place of worship⁽⁶⁰⁾; d. does not detract from the amenity of surrounding existing or future rural and residential uses. 	<p>E1</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights, except for architectural features associated with religious expression on Place of worship⁽⁶⁰⁾ and Educational establishment⁽²⁴⁾ buildings.</p>
Setbacks	
<p>PO2</p> <p>Building setback:</p> <ul style="list-style-type: none"> a. is sufficient to minimise overlooking and maintain privacy of adjoining properties; 	<p>E2</p> <p>Buildings and structures are setback as follows, unless otherwise indicated:</p> <ul style="list-style-type: none"> a. road frontage - 10m

<ul style="list-style-type: none"> b. is sufficient to ensure development is not visually dominant or overbearing on adjoining properties; c. maintains the rural character of the site and its surrounds. 	<ul style="list-style-type: none"> b. side boundary - 10m c. rear boundary - 10m
Specific rural uses setbacks	
<p>PO3</p> <p>Development ensures:</p> <ul style="list-style-type: none"> a. chemical spray, fumes, odour, dust are contained on site; b. unreasonable nuisance or annoyance resulting from, but not limited to, noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the surrounding rural environment. 	<p>E3</p> <p>The following uses, associated buildings and structures are setback from all lot boundaries as follows:</p> <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) – 10m b. Cropping⁽¹⁹⁾ (buildings only) – 10m c. Intensive horticulture⁽⁴⁰⁾ - 20m
Site cover	
<p>PO4</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the low density, low rise built form and open space character of the site; b. ensures 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>E4</p> <p>Site cover of all buildings and structures does not exceed 20%.</p>
Residential density	
<p>PO5</p> <p>Housing provided on site:</p> <ul style="list-style-type: none"> a. does not exceed a site density of 0.85 dwellings/hectare; b. remains subordinate to the primary use of the site; c. provides accommodation for people engaged in a lawful use of the site; d. maintains a direct nexus with the Place of worship⁽⁶⁰⁾ on the site. 	<p>No example provided.</p>
Built form	

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<p>PO6</p> <p>Buildings and structures are designed and constructed to:</p> <ol style="list-style-type: none"> incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; avoid blank walls through facade articulation to create visual interest and deter graffiti and vandalism; activate and address the street, public area or public open space; reduce cluttering of plan and equipment on building roofs. 	<p>E6.1</p> <p>Development provides materials and finishes of a high quality that are not susceptible to stain, discolour or deterioration.</p> <hr/> <p>E6.2</p> <p>Development incorporates articulated walls with variation, detail and colour to reduce the bulk and impact of development and minimise expansive blank walls.</p> <hr/> <p>E6.3</p> <p>The main facade of the building directly addresses and faces the street and contains a mix of materials and colours.</p> <hr/> <p>E6.4</p> <p>Building utilities such as lift motor rooms and telecommunications equipment are designed to be visually integrated with the building.</p>
<p>Car parking</p>	
<p>PO7</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; 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>E7</p> <p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>Waste</p>	
<p>PO8</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No example provided. E8</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>

Personal and property safety	
<p>PO9</p> <p>Buildings and spaces are designed and constructed to create a safe and secure environment by incorporating key crime prevention through environmental design principles, including:</p> <ol style="list-style-type: none"> casual surveillance opportunities and sight lines; way-finding cues and signage; light illuminates pathways and potential entrapment areas as well as maximising opportunities for penetration of natural light into spaces; minimise predictable routes and entrapment locations. 	No example provided.
Amenity	
<p>PO10</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.
Landscaping and screening	
<p>PO11</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 sensitive land uses on 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 sensitive land uses 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. 	No example provided.
Noise	
<p>PO12</p> <p>Noise generating uses do not adversely affect existing noise sensitive uses.</p>	No example provided.

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<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>PO13</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>E13.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise</p> <p>E13.2</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 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO14</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>E14.1</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 E13.1 (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>E14.2</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: <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 E13.2 (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>
	<p>E14.3</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>

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	<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 E13.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
<p>PO15</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>E15</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>PO16</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>E16</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>PO17</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>E17.1</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. <p>E17.2</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>

	Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Clearing of habitat trees where not located within the Environmental areas overlay map	
<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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>	No example provided.
Works criteria	

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <p>a. is effective in delivery of service and meets reasonable community expectations;</p> <p>b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions;</p> <p>c. ensures a logical, sequential, efficient and integrated roll out of the service network;</p> <p>d. is conveniently accessible in the event of maintenance or repair;</p> <p>e. minimises whole of life cycle costs for that infrastructure;</p> <p>f. minimises risk of potential adverse impacts on the natural and built environment;</p>	<p>E</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>

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<p>g. minimises risk of potential adverse impact on amenity and character values;</p> <p>h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p>	
<p>PO19</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO20</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E20</p> <p>Development is connected to underground electricity.</p>
<p>PO21</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO22</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO23</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>E23.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E23.2</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>E23.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO24</p>	<p>E24.1</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 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>PO25</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>E24.2</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> <p>No example provided.</p>

Access	
<p>PO26</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>PO27</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO28</p>	<p>E28.1</p>

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<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 mapped on Overlay map - Road hierarchy.</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 mapped on Overlay map - Road hierarchy.</p> <p>E28.2</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>E28.3</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>E28.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO29</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E29.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

	<p>E29.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E29.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>

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	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>E</p> <p>No example provided</p>
<p>PO30</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>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion</p>

<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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment:</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy:</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>												
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1317 1465 2112"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td>OR</td> </tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td>OR</td> <td rowspan="2">The minimum total travel lane width is:</td> </tr> <tr> <td>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> <tr> <td></td> <td> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR	The minimum total travel lane width is:	Frontage road partially constructed* to Planning scheme policy - Integrated design standard.		<ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
Situation	Minimum construction											
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.											
OR												
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;												
OR	The minimum total travel lane width is:											
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.												
	<ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 											

	<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p>

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	<p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO31</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO32</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

<p>PO33</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>						
<p>PO34</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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.</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1630 1465 2011"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

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<p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1" data-bbox="810 203 1468 360"> <tr> <td data-bbox="815 215 1134 349">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1139 215 1458 349">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>		
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 		

Site works and construction management	
<p>PO35</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO36</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 actionable nuisance or annoyance to any person or premises; 	<p>E36.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;

<p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E36.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E36.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E36.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO37</p>	<p>E37</p>

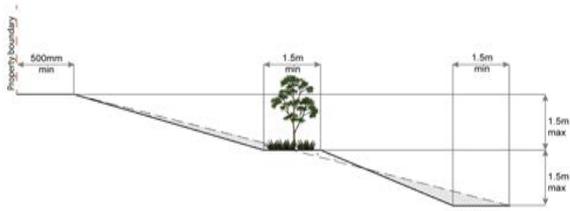
6 Zones

<p>Dust suppression measures are implemented during soil disturbances and 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>PO38</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E38.1</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>E38.2</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>E38.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO39</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p> <p>E39</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO40</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E40.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E40.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p>

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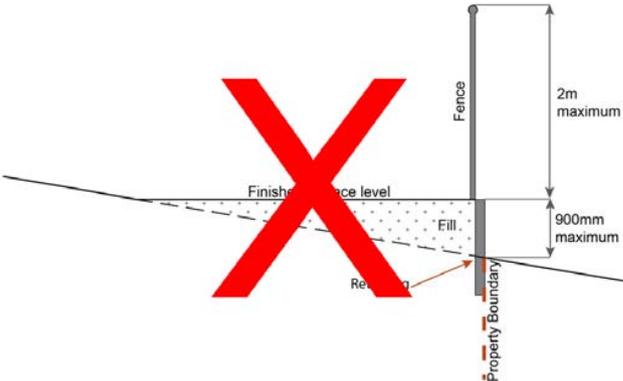
	<p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</p> <p>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO41</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>PO42</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>E42.1</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>E42.2</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>E42.3</p>

<p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek 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 months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E42.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E42.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).</p> <p>E42.6</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>PO43</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E43</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO44</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E44.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p>

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<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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E44.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO45</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO46</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures	
<p>PO47</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E47</p> <p>Earth-retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>

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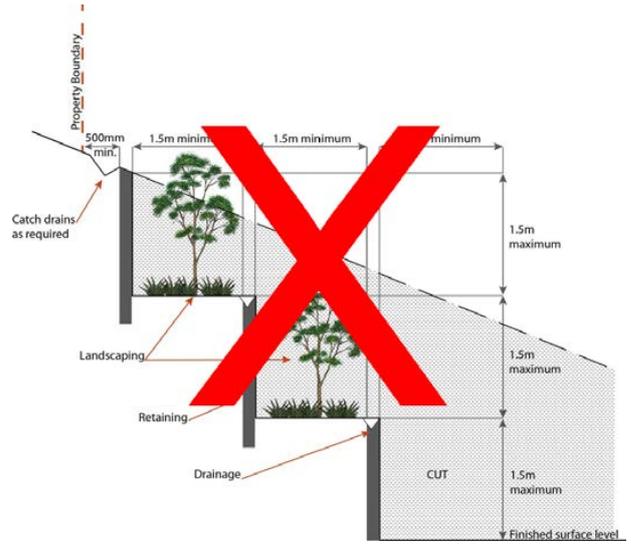
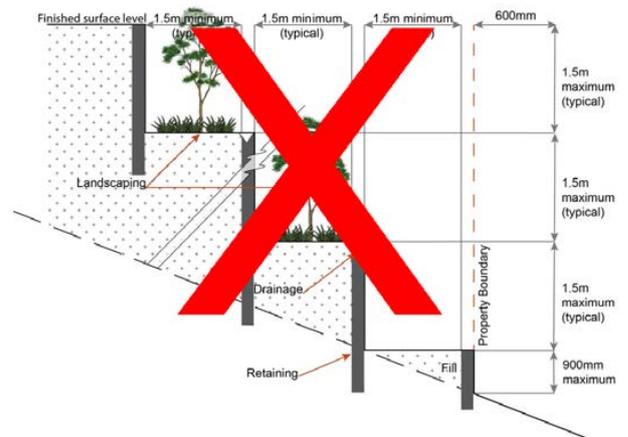


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

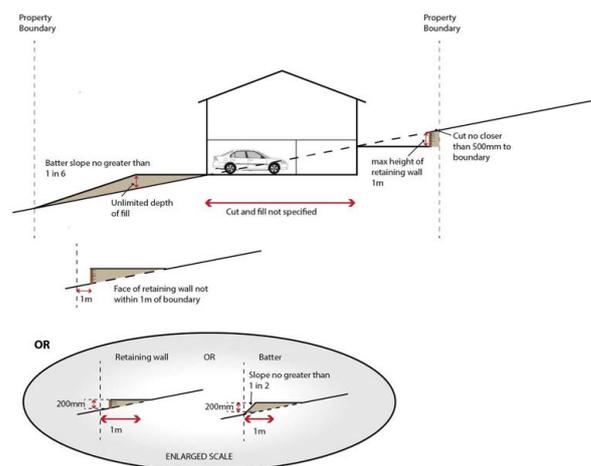
OR

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

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	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

<p>PO48</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>E48.1</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
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	<p>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> <hr/> <p>E48.2</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> <hr/> <p>E48.3</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>PO49</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>E49</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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>

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	<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>PO50</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>E50</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	
Cemetery⁽¹²⁾	
<p>PO51</p> <p>The columbarium is:</p> <p>a. for a maximum of 100 spaces;</p> <p>b. no greater than 2m in height;</p> <p>c. only for interment of members of the Confraternity;</p> <p>d. compatible with the scenic, ecological and rural qualities and function of the surrounding landscape.</p>	No example provided.
Child care centre⁽¹³⁾	
<p>PO52</p> <p>Development is:</p> <p>a. located in the School Area on Map 1 - Abbey use areas;</p> <p>b. setback 20m from the road frontage;</p> <p>c. accessed by shared vehicle access points and access ways with the school;</p> <p>d. compatible with the scenic, ecological or rural qualities and function of the surrounding landscape.</p>	No example provided.

Dwelling house⁽²²⁾	
<p>PO53</p> <p>Development is:</p> <ul style="list-style-type: none"> a. separated from other buildings by a minimum distance of 1.5m; b. setback 50m from all property boundaries; c. only used to accommodate members of the Confraternity; d. compatible with the scenic, ecological or rural qualities and function of the surrounding landscape. 	No example provided.
Dwelling house⁽²²⁾ where including a secondary dwelling	
<p>PO54</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling, the secondary dwelling:</p> <ul style="list-style-type: none"> a. remains subordinate to the principal dwelling; b. retains its connection with the principal dwelling by: <ul style="list-style-type: none"> i. avoiding the establishment of a separate access; ii. being located within 20m of the principal Dwelling house⁽²²⁾; iii. being a size, scale and design that is not visually dominant, overbearing and inconsistent with the low density, open area character of the precinct. 	<p>E54</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling, the secondary dwelling:</p> <ul style="list-style-type: none"> a. has a maximum GFA of 100m²; b. obtains access from the existing driveway giving access to the Dwelling house⁽²²⁾; c. is setback 50m from all property boundaries; d. is located within 20m of the principal Dwelling house⁽²²⁾; e. is separated from other dwellings by a minimum distance of 1.5m; f. is only used to accommodate members of the Confraternity.
Educational establishment⁽²⁴⁾	
<p>PO55</p> <p>Development is:</p> <ul style="list-style-type: none"> a. located in the School Area on Map 1 - Abbey use areas; b. compatible with the scenic, ecological or rural qualities and function of the surrounding landscape. 	No example provided.
Home based business⁽³⁵⁾	
<p>PO56</p> <p>Development:</p>	No example provided.

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<ul style="list-style-type: none"> a. is subordinate in size and function of the primary use of the dwelling as a permanent residence; b. does not adversely impact upon the low density, low intensity built form and open area character and amenity of the precinct; c. ensures the nature, scale and intensity of the home based business⁽³⁵⁾ does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low intensity built form and open area character and amenity of the surrounding rural area; e. ensures service and delivery vehicles do not negatively impact the amenity of the area. 	
<p>PO57</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>E57.1</p> <p>Home based business(s)⁽³⁵⁾ do not comprise of vehicle servicing or major repairs, including spray painting or panel beating is carried out on-site.</p> <hr/> <p>E57.2</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> <hr/> <p>E57.3</p> <p>Home base business(s) do not generate noise that is audible from the boundary of the site or premise.</p>
<p>PO58</p> <p>On-site display and sale component is limited to the activities undertaken on the site and does not result in:</p> <ul style="list-style-type: none"> a. the display and sale of goods being viewed from beyond the site; b. the overall development on the site having a predominantly commercial appearance. 	<p>E58.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <hr/> <p>E58.2</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 boundary of the site.</p>
<p>PO59</p> <p>The hours of operation do not cause a nuisance or have a significant adverse impact on the amenity of residents on adjoining and surrounding properties.</p>	<p>E59</p> <p>The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day.</p>

	Note - Office ⁽⁵³⁾ or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
<p>PO60</p> <p>Bed and breakfast and farmstays are of a size and scale that:</p> <ol style="list-style-type: none"> are consistent with the low intensity and open area character and amenity of the surrounding rural area; ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings. 	<p>E60</p> <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. meals are served to paying guests only. rooms do not contain food preparation facilities.
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO61</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>E61.1</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>E61.2</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>PO62</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E62</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>PO63</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p>	<p>E63</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>

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<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. 	
Market⁽⁴⁶⁾	
<p>PO64</p> <p>Markets⁽⁴⁶⁾ are located and laid out in a manner that provides for:</p> <ul style="list-style-type: none"> a. convenient pedestrian access and movement between proposed stalls; b. view corridors and legibility between stalls to adjacent roads, c. directional and information signage and surrounding uses; d. pedestrian comfort and safety, including the provision of public toilet facilities; e. waste and rubbish disposal facilities appropriate to the type and scale of the proposed market⁽⁴⁶⁾; f. emergency vehicle access to and within the market⁽⁴⁶⁾; g. safe, convenient and accessible car parking is provided to meet demand. 	No example provided.
Multiple dwelling⁽⁴⁹⁾	
<p>PO65</p> <p>Dwellings are:</p> <ul style="list-style-type: none"> a. provided in the form of detached buildings; b. limited on-site to a maximum of 20; c. separated by a minimum distance of 1.5m and maximum distance of 10m; d. setback 50m from all property boundaries; e. used only to accommodate members of the Confraternity; f. compatible with the scenic, ecological or rural qualities and function of the surrounding landscape. 	No example provided.
Rural workers' accommodation⁽⁷¹⁾	
<p>PO66</p> <p>Rural workers' accommodation⁽⁷¹⁾:</p>	<p>E66</p> <p>Rural workers' accommodation⁽⁷¹⁾:</p>

<ul style="list-style-type: none"> a. provides quarters only for staff employed to work the land for rural purposes; b. is compatible with the scenic, ecological or rural qualities and function of the surrounding landscape; c. is screened and landscaped in a manner so it is not visible from a road; d. does not result in adverse visual or noise nuisance on the residents in adjoining or nearby dwellings. 	<ul style="list-style-type: none"> a. is located in the Residential Area of Map 1 - Abbey use areas; b. is limited to 1 per lot; c. consists of 1 structure; d. accommodates no more than 12 rural workers; e. obtains access from the existing driveway giving access to the Dwelling house⁽²²⁾.
<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>PO67</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>E67.1</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>E67.2</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>PO68</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>E68</p> <p>A minimum area 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>PO69</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E69</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>PO70</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>E70.1</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>E70.2</p>

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<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>E70.3</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>E70.4</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>E70.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E70.6</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>PO71</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>E71</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>PO72</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>E72</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>Tourist attraction⁽⁸³⁾</p>	

<p>PO73</p> <p>Development:</p> <ul style="list-style-type: none"> a. is compatible with the scenic, ecological or rural qualities and function of the surrounding landscape; b. involving events, occur on an occasional and sporadic basis; c. provides convenient and safe pedestrian access and movement; d. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents. 	No example provided.
Tourist park⁽⁸⁴⁾	
<p>PO74</p> <p>Development:</p> <ul style="list-style-type: none"> a. 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; b. 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; c. is compatible with the scenic, ecological or rural qualities and function of the surrounding landscape; d. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; e. provides landscaping to buffer adjoining properties from the activities occurring on-site. 	No example provided.
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>	
PO75	E75

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<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>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>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>PO76</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; ensure safe and effective access for emergency services during a bushfire. 	<p>E76.1</p> <p>Buildings and structures are:</p> <ol style="list-style-type: none"> not located on a ridgeline; not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); dwelling are located on east to south facing slopes. <p>E76.2</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; an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:

	<ul style="list-style-type: none"> 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>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E78</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>E79</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>

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<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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO80</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area 	<p>No example provided.</p>

<p>and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO81</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO82</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO83</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p>	No example provided.

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<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO84</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO85</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO86</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO87</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	

<p>PO88</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO89</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO90</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO91</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</p>

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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.

PO92

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.

E92

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.

PO93

Demolition and removal is only considered where:

- 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.

PO94

Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.

No example provided.

<p>PO95</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E95</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO96</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the safety of people and property on a site and neighbouring sites from landslides; ensures the long-term stability of the site considering the full nature and end use of the development; ensures site stability during all phases of construction and development; minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E96</p> <p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
<p>PO97</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any adverse visual impact on the landscape character ; Protect the amenity of adjoining properties. 	<p>E97</p> <p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
<p>PO98</p>	<p>E98</p>

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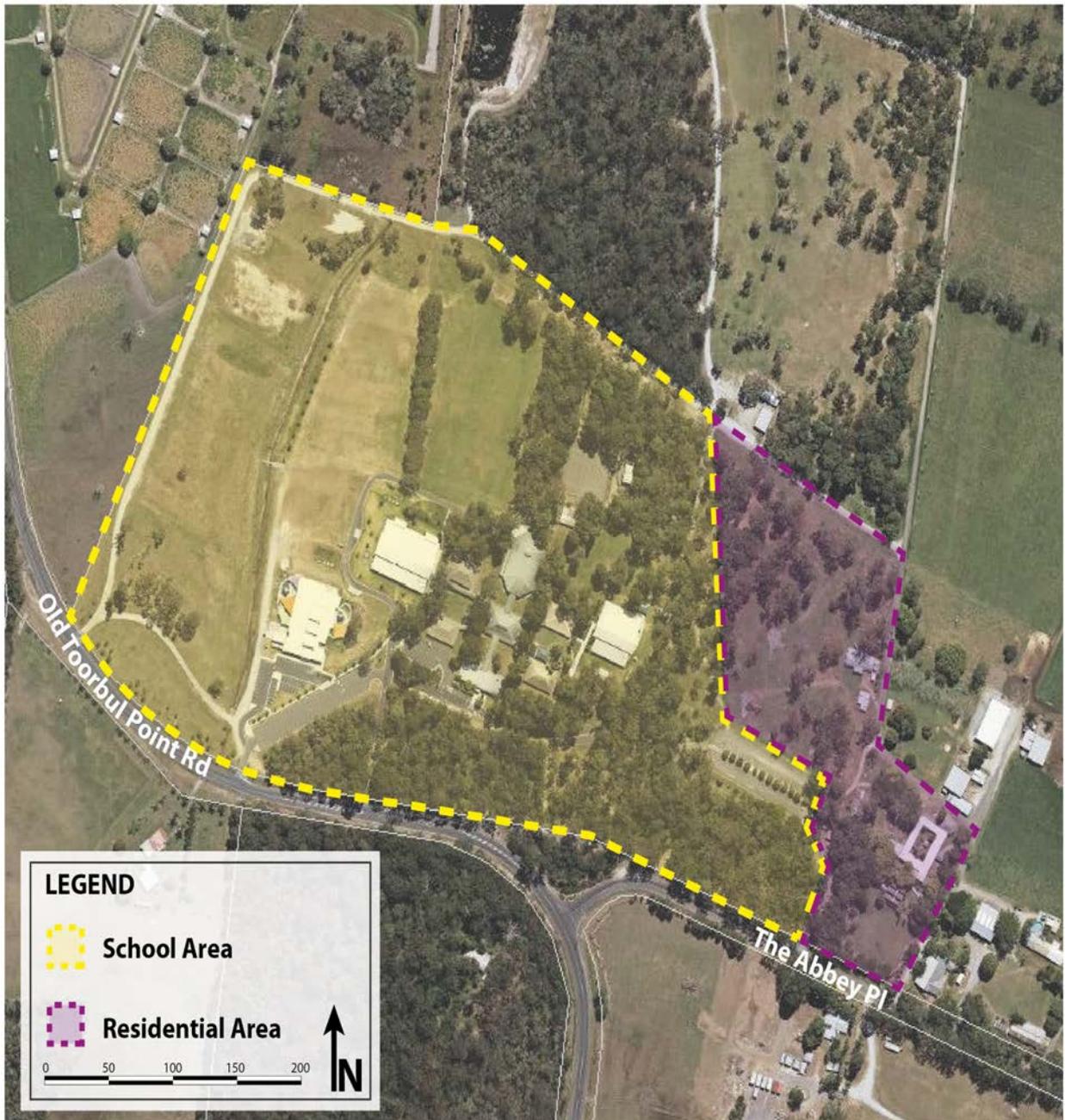
<p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ol style="list-style-type: none"> the long-term stability of the development site considering the full nature and end use of the development; site stability during all phases of construction and development; the development is not adversely affected by landslide activity originating on sloping land above the site; emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</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>PO99</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>PO100</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>PO101</p> <p>Development does not:</p>	<p>No example provided.</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>PO102</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>E102</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>PO103</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>E103</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>PO104</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>E104.1</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>c. Industrial area – Level V;</p> <p>d. Commercial area – Level V.</p> <p>E104.2</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>PO105</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>No example provided.</p>

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<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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO106</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>E106</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>Riparian and wetland setbacks</p>	
<p>PO107</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <p>a. impact on fauna habitats;</p> <p>b. impact on wildlife corridors and connectivity;</p> <p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>E107</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p> <p>b. 30m from top of bank for W2 waterway and drainage line</p> <p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Map 1 - Abbey uses area



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6.2.2.2 Airfield precinct

6.2.2.2.1 Purpose – Airfield precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Airfield precinct:
 - a. This precinct comprises the Caboolture and Redcliffe airfields, and is used predominantly for:
 - i. the arrival and departure of aircraft;
 - ii. the housing, refuelling, maintenance and repair of aircraft;
 - iii. the assembly and dispersal of passengers or goods on or from an aircraft;
 - iv. ancillary activities directly serving the needs of passengers and visitors;
 - v. associated training and education facilities;
 - vi. the operation of occasional air shows;
 - vii. other aviation facilities.
 - b. The Caboolture airfield is a recreational airstrip, where commercial operations are not located on the main airfield site;
 - c. The Redcliffe airfield provides a range of air services, including recreational and commercial operations;
 - d. Air traffic generated by air services remain within the capacity of the airfield;
 - e. Development protects and maintains safe and efficient airfield operations, avoids significant adverse effects on the natural environment and minimises impacts on adjacent land.
 - f. Development is designed and operated to provide a high level of amenity and maintains the safety of people and property through Crime Prevention Through Environmental Design principles (CPTED).
 - g. Development is of a scale, height and bulk that provides a high level of amenity and is consistent with the character of the surrounding area.
 - h. Where applicable, development is undertaken in accordance with a Council Master Plan approved under Council policy.
 - 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

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

<ul style="list-style-type: none"> • Air services⁽³⁾ 	<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Club⁽¹⁴⁾ - if associated with aviation 	<ul style="list-style-type: none"> • Community use⁽¹⁷⁾ - if for a Museum
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- o. Development in the Airfield precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Environmental facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • High Impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁵⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • 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⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ 	<ul style="list-style-type: none"> • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • 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⁽⁷⁶⁾ • 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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- p. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 6.2.2.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 6.2.2.2.1, 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 (PO)
RAD1	PO1
RAD2	PO8
RAD3	PO9
RAD4	N/A
RAD5	PO15
RAD6	PO7
RAD7	PO18-PO21
RAD8	PO18-PO21
RAD9	PO22
RAD10	PO23-27
RAD11	PO25
RAD12	PO26
RAD13	PO29-PO30
RAD14	PO29-PO30
RAD15	PO32
RAD16	PO34
RAD17	PO36
RAD18	PO37
RAD19	PO39
RAD20	PO41
RAD21	PO42
RAD22	PO39
RAD23	PO43
RAD24	PO48
RAD25	PO45
RAD26	PO49
RAD27	PO49
RAD28	PO49
RAD29	PO50

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RAD30	PO51
RAD31	PO52
RAD32	PO52
RAD33	PO53
RAD34	PO53
RAD35	PO53
RAD36	PO53
RAD37	PO53
RAD38	PO54
RAD39	PO54
RAD40	PO60
RAD41	PO61
RAD42	PO61
RAD43	PO61
RAD44	PO61
RAD45	PO61
RAD46	PO64
RAD47	PO65
RAD48	PO66
RAD49	PO66
RAD50	PO67
RAD51	PO68
RAD52	PO69
RAD53	PO70-PO81
RAD54	PO70-PO81
RAD55	PO82-PO84
RAD56	PO82-PO84
RAD57	PO85
RAD58	PO85
RAD59	PO85
RAD60	PO87
RAD61	PO88
RAD62	PO89
RAD63	PO90
RAD64	PO91-PO93, PO95-PO97
RAD65	PO91-PO93, PO95-PO97

RAD66	PO91-PO93
RAD67	PO94
RAD68	PO98
RAD69	PO99

Part C - Requirements for accepted development - Airfield precinct

Table 6.2.2.2.1 Requirements for accepted development - Airfield precinct

Requirements for accepted development	
General requirements	
Building height	
RAD1	<p>Building height:</p> <ul style="list-style-type: none"> a. complies with air regulations for obstacle heights with proximity to runways; b. does not exceed 8.5m where within 10m of the General residential zone.
Car parking	
RAD2	On-site car parking is provided in accordance with Schedule 7 - Car parking.
RAD3	Car parking at the Redcliffe airfield is not provided in the airside area (on the runway side of buildings).
RAD4	Cycle parking spaces are provided at a minimum of 1 space per 200m ² of GFA.
Waste	
RAD5	Bins and bin store areas are provided, designed and managed in accordance with Planning scheme policy - Waste.
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 - Lighting on the outside of hangars and other buildings comply with any relevant air traffic regulator legislative requirements.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Hazardous Chemicals	
RAD7	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.
RAD8	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 where not located in the Environmental areas overlay map	
RAD9	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

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	<ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	

Utilities	
RAD10	<p>Where available, the development is connected to:-</p> <ul 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. <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD11	<p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p> <p>Note – A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>

RAD12	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.
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Access	
RAD13	Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with: <ul style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road, and not associated with a Dwelling house: <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3, or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD14	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater	
RAD15	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>
RAD16	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:- <ul style="list-style-type: none"> a. is for urban purposes only;-

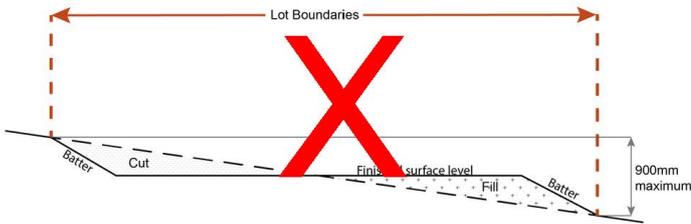
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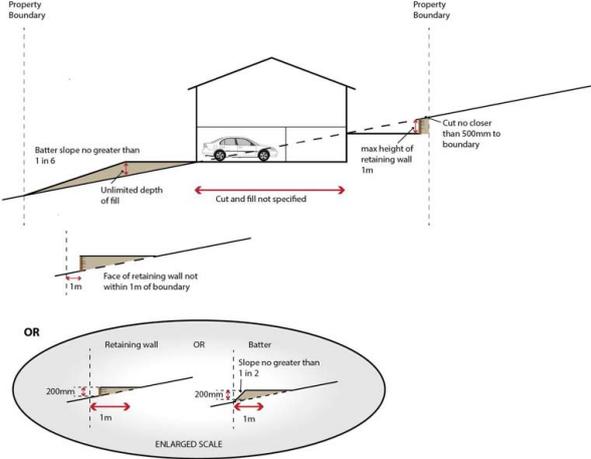
	<p>b. involves a land area greater than 2500m²;</p> <p>c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.</p> <p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p> <p>b. that results in 6 or more dwellings; or</p> <p>c. that result in an impervious area greater than 25% of the net developable area,</p> <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="264 1514 1469 1955"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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	Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
Site works and construction management	
RAD17	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD18	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD21	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD19	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.
RAD22	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.
RAD20	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>

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RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.
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Earthworks	
RAD24	<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>Filling or excavation does not:</p> <ol style="list-style-type: none"> involve a change in level of more than 1.0m relative to natural ground level <p>OR</p> <p>result in a batter greater than 1V to 6H;</p> <ol style="list-style-type: none"> necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level; result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: <ol style="list-style-type: none"> the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or the batter slope within that 1.0m strip is no steeper than 1V to 2H. <p style="text-align: center;">THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT</p>

	<p style="text-align: center;">Figure - Filling or Excavation</p> 
<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

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	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD23	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD25	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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.

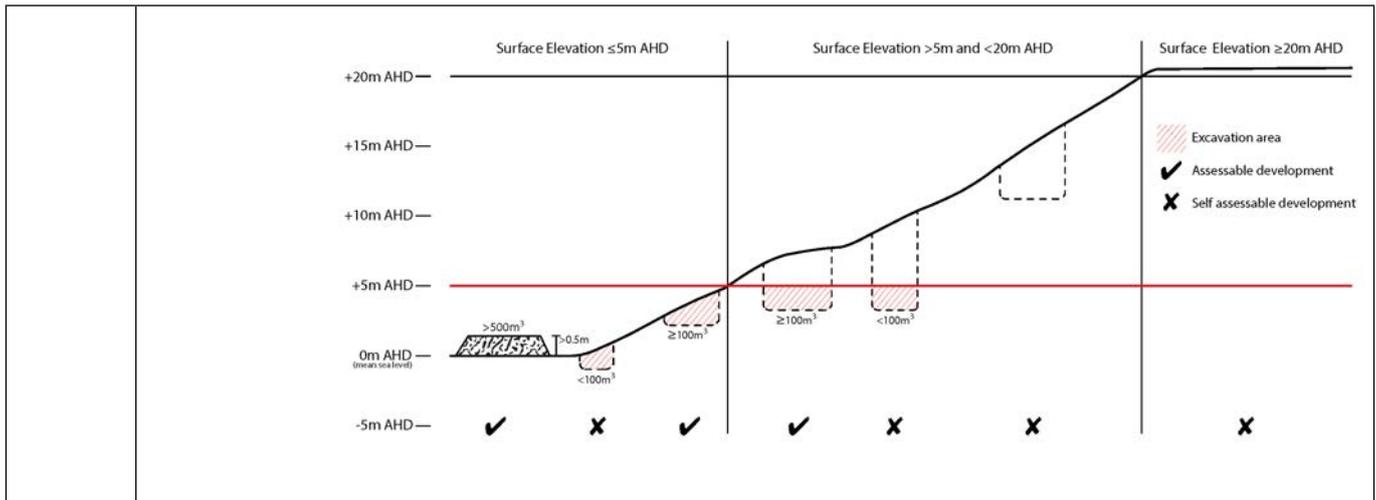
RAD26	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <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 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: <ol 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.
RAD27	<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"> 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.
RAD28	<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>
RAD29	<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;

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	<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>
RAD30	<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	
Air services⁽³⁾	
RAD31	Air services ⁽³⁾ do not involve flight training or education activities that increase the number of fixed or rotary wing aircraft take-offs, landings or circuits.
RAD32	Activities on Lot 451 on SP169564 are not commercial in nature unless specified in the Management Plan (under the <i>Land Act 1994</i>) for that parcel.
Caretaker's accommodation⁽¹⁰⁾	
RAD33	A caretaker's accommodation ⁽¹⁰⁾ has a maximum GFA of 80m ² .
RAD34	No more than 1 caretaker's accommodation ⁽¹⁰⁾ is established per site.
RAD35	Does not gain access from a separate driveway to the main use on the site.
RAD36	Includes a minimum 16m ² of private open space directly accessible from a habitable room.
RAD37	Provide car parking in accordance with Schedule 7 - Car parking.
Club⁽¹⁴⁾	
RAD38	Limited to 1 club ⁽¹⁴⁾ each at the Caboolture and Redcliffe Airfields respectively.
RAD39	Development does not exceed 200m ² GFA.
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>	
RAD40	A minimum area 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.
RAD41	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.

RAD42	<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.
RAD43	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD44	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD45	<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>
RAD46	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	
<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>	
RAD47	<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.

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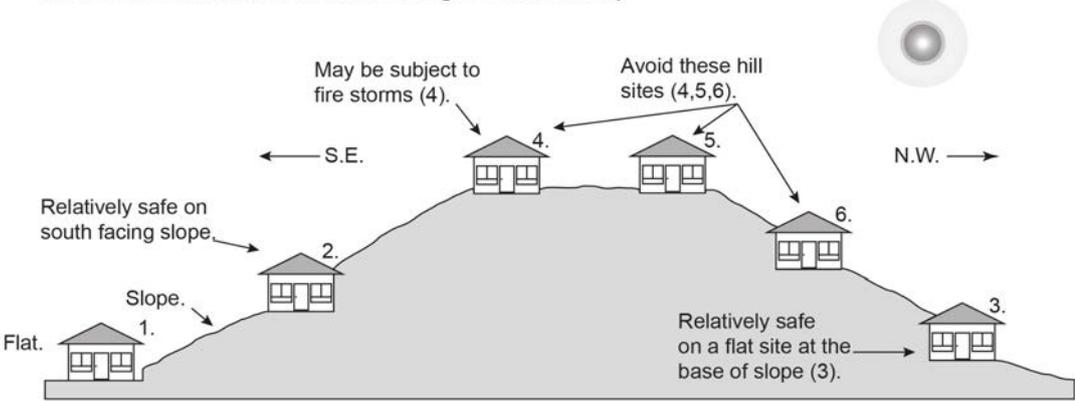
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD48

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.

House Sites Numbered in Order of Degree of Fire Safety



(1 being the safest , 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD49

- 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;

	<ul style="list-style-type: none"> 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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>
RAD50	<p>The length of driveway:</p> <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.
RAD51	<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.
RAD52	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 	

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- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD53

Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².

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

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

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

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

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

RAD54

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

This does not apply to the following:

	<ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<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>	
RAD55	<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>
RAD56	<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>
RAD57	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD58	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD59	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

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Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD60	Development does not: <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD61	Buildings, excluding domestic outbuildings: <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
RAD62	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD63	Development does not include the following uses located within a landfill site buffer: <ol style="list-style-type: none"> caretaker's accommodation⁽¹⁰⁾; community residence⁽¹⁶⁾; dual occupancy⁽²¹⁾; dwelling house⁽²²⁾; dwelling unit⁽²³⁾; hospital⁽³⁶⁾; rooming accommodation⁽⁶⁹⁾; multiple dwelling⁽⁴⁹⁾; non-resident workforce accommodation⁽⁵²⁾; relocatable home park⁽⁶²⁾; residential care facility⁽⁶⁵⁾; resort complex⁽⁶⁶⁾; retirement facility⁽⁶⁷⁾; rural workers' accommodation⁽⁷¹⁾; short term accommodation⁽⁷⁷⁾; tourist park⁽⁸⁴⁾.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD64	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.
RAD65	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>
RAD66	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD67	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.

RAD68	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.
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD69	<p>No development is to occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code.</p>	

Part D — Criteria for assessable development- Airfield 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 6.2.2.2.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.2.2 Assessable development - Airfield precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Built form and design	
PO1 Buildings and structures are of a height, scale and bulk which:	E1 Building height:

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<ul style="list-style-type: none"> a. is consistent with the operation of an airfield; b. is in keeping with existing buildings or structures; c. minimises the visual impact of large-scale built form; d. does not cause adverse amenity impacts on nearby sensitive land uses and zones. 	<ul style="list-style-type: none"> a. complies with air regulations for obstacle heights with proximity to runways; b. does not exceed 8.5m where within 10m of the General residential zone.
<p>PO2</p> <p>Buildings and structures are designed and constructed to a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. adds visual interest to the streetscape, through variation in building materials, colours and features; b. does not result in blank, unarticulated walls fronting streets or public areas; c. articulates and identifies the administration and customer service areas of the building; d. avoid blank walls through façade articulation to create visual interest and deter graffiti and vandalism; e. incorporates high quality, low maintenance building materials; f. does not utilise reflective materials; g. reduce cluttering and visibility of plant and equipment on building roofs. 	<p>E2.1</p> <p>Development provides materials and finishes of a high quality that are not susceptible to stain, discolour or deterioration.</p>
	<p>E2.2</p> <p>Development incorporates articulated walls with variation, detail and colour to reduce the bulk and impact of development and minimise expansive blank walls.</p>
	<p>E2.3</p> <p>The main facade of the building directly addresses and faces the street and contains a mix of materials and colours.</p>
	<p>E2.4</p> <p>Building utilities such as air conditioning units and telecommunications equipment are designed to be visually integrated with the building.</p>
<p>Landscaping</p>	
<p>PO3</p> <p>Landscaping and screening is provided on the site to:</p> <ul style="list-style-type: none"> a. visually soften the built form, areas of hardstand and storage areas; b. reduces the visual impact of building bulk and presence, hard surface areas and mechanical plant associated with the on-site activities when viewed from the street; c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design; d. achieves the design principles outlined in Planning scheme policy - Integrated design. 	<p>E3</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>
<p>Fencing</p>	

<p>PO4</p> <p>The provision of fencing on site:</p> <ol style="list-style-type: none"> does not dominate the street or create safety issues; provides the level of security suitable to the nature of the use. 	<p>E4</p> <p>Where fencing is provided on the street frontage, it has a minimum transparency of 70%.</p>
Public access	
<p>PO5</p> <p>The use has a safe, clearly identifiable public access separate from service and vehicle and aircraft parking areas.</p>	<p>E5.1</p> <p>Pedestrian linkages are provided from the car parking areas directly to the main entrance of the building.</p>
	<p>E5.2</p> <p>Public access to the building is not provided through aircraft parking areas, service areas or, in the case of the Redcliffe airfield, in the airside area.</p>
Personal and property safety	
<p>PO6</p> <p>Buildings and spaces are designed and constructed to create a safe and secure environment by incorporating key crime prevention through environmental design principles, including:</p> <ol style="list-style-type: none"> casual surveillance opportunities and sight lines; way-finding cues and signage; light illuminates pathways and potential entrapment areas as well as maximising opportunities for penetration of natural light into spaces; minimise predictable routes and entrapment locations. 	<p>No example provided.</p>
Amenity	
<p>PO7</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>
Car parking	
<p>PO8</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>E8</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>

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<p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	
<p>PO9</p> <p>At the Redcliffe airfield, adequate parking is provided away from aircraft movement areas.</p>	<p>E9</p> <p>Car parking at the Redcliffe airfield is not located in the airside area.</p>
<p>PO10</p> <p>The design of vehicle entry points and 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; provides connections with car parking areas on adjoining sites where possible. 	<p>E10</p> <p>All vehicle entry points and car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>
<p>Traffic matters</p>	
<p>PO11</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; does not result adverse impacts on the efficient and safe functioning of the road network. 	<p>No example provided.</p>
<p>Environmental impacts</p>	
<p>PO12</p> <p>Where a use is not an environmentally relevant activity under the <i>Environmental Protection Act 1994</i>, the release of any contaminant that may cause environmental harm is mitigated to an acceptable level.</p>	<p>E12</p> <p>Development achieves the standard listed in <i>Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008</i>.</p>
<p>PO13</p>	<p>E13</p>

<p>Where a use is not an environmentally relevant activity under the <i>Environmental Protection Act 1994</i>, noise emissions at receptor sites are mitigated to an acceptable level.</p>	<p>Development does not generate noise exceeding the standards listed in <i>Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008</i>.</p>
Loading and servicing	
<p>PO14</p> <p>Loading and servicing areas:</p> <ol 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. 	<p>No example provided.</p>
Waste	
<p>PO15</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>E</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Noise	
<p>PO16</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>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 	<p>E17.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E17.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

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<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>
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Hazardous chemicals

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'.

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

<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> <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.
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	<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 0.5×10^{-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: <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 E19.2 (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>
	<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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation.

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	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 50×10^{-6} /year.
<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>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>E20</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO22</p> <ol style="list-style-type: none"> Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where 	No example provided.

<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>	
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Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is effective in delivery of service and meets reasonable community expectations; has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; ensures a logical, sequential, efficient and integrated roll out of the service network; 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>E</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO23</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E23</p> <p>Development is connected to underground electricity.</p>
<p>PO24</p>	<p>No example provided.</p>

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<p>The development has access to telecommunications and broadband services in accordance with current standards.</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 network.</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 AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
	<p>E25.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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 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>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 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 constructed and dedicated road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO28</p>	<p>No example provided.</p>

<p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO29</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 mapped on Overlay map - Road hierarchy.</p>	<p>E29.1</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>E29.2</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>E29.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO30</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E30.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>E30.2</p>

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	<p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1:– Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p>

	Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.
Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	No example provided
<p>PO31</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;- 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p>

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<p>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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment:</p> <p>Note -- The road network is mapped on Overlay map -- Road hierarchy:</p> <p>Note -- The primary and secondary active transport network is mapped on Overlay map -- Active transport</p> <p>Note -- To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies; Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
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<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1317 1465 2114"> <thead> <tr> <th data-bbox="810 1317 1137 1375">Situation</th> <th data-bbox="1137 1317 1465 1375">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1375 1137 1487">Frontage road unconstructed or gravel road only;</td> <td data-bbox="1137 1375 1465 1854" rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td data-bbox="810 1487 1137 1733">OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td data-bbox="810 1733 1137 2114">OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> <tr> <td colspan="2" data-bbox="1137 1854 1465 2114"> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	<p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 	
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OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.									
<p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 									

6 Zones

	<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p>

	<p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO32</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO33</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

6 Zones

<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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy – Stormwater management.</p> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>						
<p>PO35</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1664 1465 2033"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

<p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1" data-bbox="820 203 1452 353"> <tr> <td data-bbox="820 203 1139 353">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1139 203 1452 353">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>		

Site works and construction management	
<p>PO36</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<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; ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E37.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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.

6 Zones

	<p>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E37.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E37.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E37.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO38</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E38</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO39</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p>	<p>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>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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>
	<p>E39.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO40</p>	<p>E40</p>

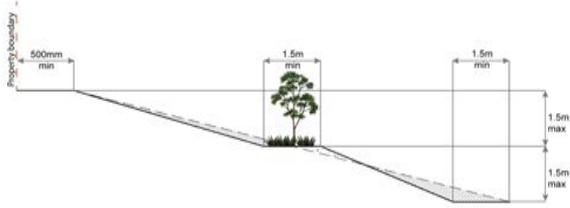
6 Zones

<p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</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, building areas and other necessary areas for the works; and 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 of or storage of machinery or goods is to occur in these areas during development works.</p> <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>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO</p>	<p>E</p> <p>All development works are carried out within the following times:</p>

<p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>

Earthworks	
<p>PO43</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 fill 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 months of the commencement date.</p>	<p>E43.1</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>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>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E43.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E43.5</p> <p>All fill placed on-site is:</p>

6 Zones

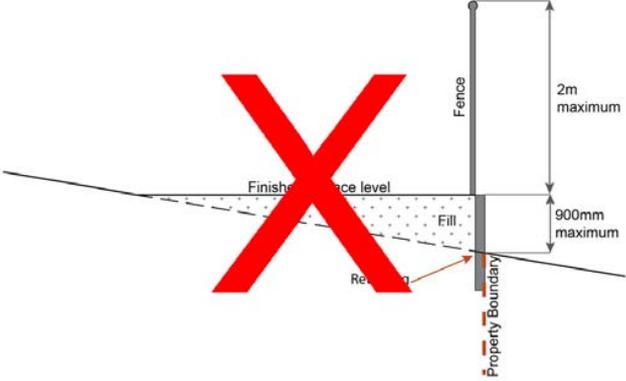
	<p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).</p> <p>E43.6</p> <p>The site 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>PO44</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E44</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO45</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E45.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E45.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO46</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO47</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <p>a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</p> <p>b. redirect stormwater surface flow away from existing flow paths; or</p> <p>c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:</p> <p>i. concentrates the flow; or</p>

6 Zones

	<ul style="list-style-type: none"> ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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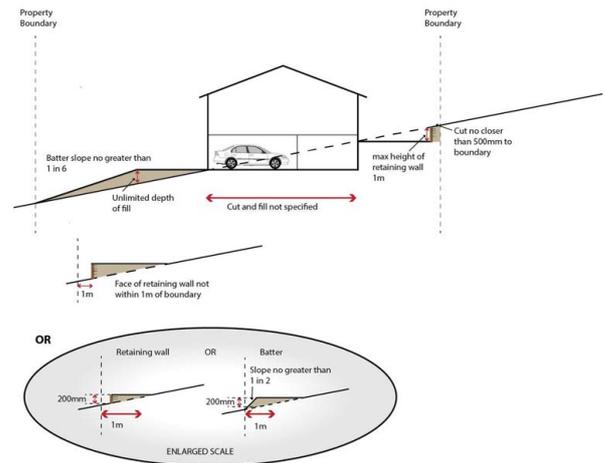
Retaining walls and structures

<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>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E48</p> <p>Earth retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Cut</p>
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- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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.

PO49

Development incorporates a fire fighting system that:

- 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.

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.

E49.1

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:

- 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:
 - 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

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	<p>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> <hr/> <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"> 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. <hr/> <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>
<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>

	<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>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	
Air services⁽³⁾	
<p>PO52</p> <p>Demonstrate capacity of existing infrastructure and airstrip to accommodate additional aircraft movements without adversely impacting amenity of surrounding residential uses and affecting the safe operation of the aerodrome.</p>	No example provided.
Caretaker's accommodation⁽¹⁰⁾	
<p>PO53</p> <p>Development for a caretaker's accommodation⁽¹⁰⁾:</p> <p>a. does not compromise the productivity of the use;</p> <p>b. is domestic in scale;</p> <p>c. provides adequate car parking provisions exclusive to the primary use of the site;</p> <p>d. is safe for the residents;</p> <p>e. has regard to the landscape and private recreation needs of the resident.</p>	<p>E53</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <p>a. has a maximum GFA of 80m²;</p> <p>b. no more than 1 caretaker's accommodation⁽¹⁰⁾ is established per site;</p> <p>c. does not gain access from a separate driveway to the main use on the site;</p> <p>d. provides a minimum 16m² of private open space directly accessible from a habitable room;</p> <p>e. provides car parking in accordance with Schedule 7 - Car parking.</p>
Club⁽¹⁴⁾ and Community Use⁽¹⁷⁾	

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<p>PO54</p> <p>Development is of a low scale and intensity that;</p> <ul style="list-style-type: none"> a. maintains its subordinate function and nexus to the airfield and aviation activities; b. does not interfere with the operation of the airfield. 	<p>No example provided.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<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>	

<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>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>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>PO60</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E59</p> <p>A minimum area 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>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>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>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> <p>Where there is no established building line the facility is located at the rear of the site.</p>

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	<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>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>PO64</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p>	<p>E64</p> <p>Development does not involve:</p>

<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>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>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>PO65</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; e. ensure safe and effective access for emergency services during a bushfire. 	<p>E65.1</p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <p>E65.2</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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point.

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	<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>PO66</p> <p>Development and associated driveways and access ways:</p> <ol style="list-style-type: none"> avoid potential for entrapment during a bushfire; ensure safe and effective access for emergency services during a bushfire; enable safe evacuation for occupants of a site during a bushfire. 	<p>E66</p> <p>A length of driveway:</p> <ol style="list-style-type: none"> 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; has a maximum gradient no greater than 12.5%; have a minimum width of 3.5m; accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
<p>PO67</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E67</p> <ol style="list-style-type: none"> 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 located within 10m of buildings and structures. 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. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ol style="list-style-type: none"> a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; 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>PO68</p> <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>E68</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO69

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can

No example provided.

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<p>be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO70</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO71</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO72</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>

<p>PO73</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO74</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO75</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO76</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO77</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.

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<p>PO78</p> <p>Development minimises potential adverse ‘edge effects’ on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO79</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO80</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</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>PO81</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>E81</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>PO82</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>PO83</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>PO84</p>	<p>E84</p> <p>Development does:</p>

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<p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO85</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E85</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO86</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<p>E86</p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO87</p>	<p>E87</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

<p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ol style="list-style-type: none"> the long-term stability of the development site considering the full nature and end use of the development; site stability during all phases of construction and development; the development is not adversely affected by landslide activity originating on sloping land above the site; emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO88</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E88</p> <p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<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> <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>PO90</p>	<p>No example provided.</p>

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<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>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>
<p>PO94</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>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>a. Urban area – Level III; 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>
<p>Riparian and wetland setbacks</p>	
<p>PO97</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p>	<p>E97</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p>

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<ul style="list-style-type: none">a. impact on fauna habitats;b. impact on wildlife corridors and connectivity;c. impact on stream integrity;d. impact of opportunities for revegetation and rehabilitation planting;e. edge effects.	<ul style="list-style-type: none">b. 30m from top of bank for W2 waterway and drainage linec. 20m from top of bank for W3 waterway and drainage lined. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
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Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

6.2.2.3 Utilities precinct

6.2.2.3.1 Purpose – Utilities

1. The Utilities precinct comprises a number of the Regions' key infrastructure facilities including, but not limited to, Lake Samsonvale (North Pine Dam), Lake Kurwongbah (Sideling Creek Dam), bulk electricity supply substations, rail lines, wastewater treatment plants, landfill sites, infrastructure provider depots and operations areas and some Council facilities. The purpose of the code will be achieved through the following overall outcomes for the Utilities precinct:
 - a. Development supports and meets the servicing needs of the community.
 - b. Development establishes in a concentrated and integrated manner to achieve efficient and effective functioning of utilities.
 - c. Development ensures the ongoing viability and operation of essential utilities.
 - d. Restrict development that may compromise or limit the ongoing operation and expansion of necessary utilities.
 - e. Adequate and sensible buffering and separation is provided between development and sensitive land uses.
 - f. Crime prevention through environmental design principles (CPTED) are incorporated into the design of buildings and structures to ensure the safety of people and property.
 - g. Development is of a scale, height and bulk that provides a high level of amenity and is sensitive to the character of the surrounding area.
 - h. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - i. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
 - 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.

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

- m. Development in the Utilities precinct includes 1 or more of the following:

<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Indoor sport and recreation⁽³⁸⁾ - if in accordance with a Council Master Plan approved under Council policy 	<ul style="list-style-type: none"> • Major electricity infrastructure⁽⁴³⁾ • Outdoor sport and recreation⁽⁵⁵⁾ - if in accordance with a Council Master Plan approved under Council policy • Park⁽⁵⁷⁾ 	<ul style="list-style-type: none"> • Transport depot⁽⁸⁵⁾ - if located on Council owned or controlled land • Substation⁽⁸⁰⁾ • Telecommunications facility⁽⁸¹⁾ • Utility installation⁽⁸⁶⁾
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n. Development in the Utilities 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⁾ • Bulk landscape supplies⁽⁹⁾ • Caretaker's accommodation⁽¹⁰⁾ • 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⁾ • Environmental facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • 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⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • 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⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers⁽⁷¹⁾ 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⁾ (if not located on Council or State owned land) • Veterinary services⁽⁸⁷⁾
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<ul style="list-style-type: none"> • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- o. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.2.3 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 6.2.2.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 6.2.2.3.1, 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 (PO)
RAD1	PO15-PO18
RAD2	PO15-PO18
RAD3	PO5
RAD4	PO8
RAD5	PO9
RAD6	PO12
RAD7	PO19
RAD8	PO20-PO24
RAD9	PO22
RAD10	PO23
RAD11	PO27
RAD12	PO27
RAD13	PO29
RAD14	PO31
RAD15	PO33
RAD16	PO34
RAD17	PO36
RAD18	PO38
RAD19	PO39
RAD20	PO36
RAD21	PO40
RAD22	PO40-PO45

RAD23	PO42
RAD24	PO46
RAD25	PO46
RAD26	PO46
RAD27	PO47
RAD28	PO48
RAD29	PO53
RAD30	PO54
RAD31	PO55
RAD32	PO55
RAD33	PO55
RAD34	PO55
RAD35	PO57
RAD36	PO60
RAD37	PO61
RAD38	PO61
RAD39	PO62
RAD40	PO63
RAD41	PO64
RAD42	PO65-PO76
RAD43	PO65-PO76
RAD44	PO77
RAD45	PO78
RAD46	PO79
RAD47	PO80
RAD48	PO81
RAD49	PO82
RAD50	PO82
RAD51	PO83-PO84
RAD52	PO83-PO84
RAD53	PO86
RAD54	PO86
RAD55	PO86
RAD56	PO87
RAD57	PO88
RAD58	PO89

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RAD59	PO90
RAD60	PO91
RAD61	PO91
RAD62	PO94
RAD63	PO92
RAD64	PO92
RAD65	PO92
RAD66	PO91
RAD67	PO93
RAD68	PO93
RAD70	PO95
RAD71	PO96-PO97
RAD72	PO98
RAD73	PO100-PO102, PO104-PO106
RAD74	PO100-PO102, PO104-PO106
RAD75	PO100-PO102
RAD76	PO103
RAD77	PO107
RAD78	PO108
RAD79	PO109
RAD80	PO110
RAD81	PO111
RAD82	PO111

Part E - Requirements for accepted development - Utilities precinct

Table 6.2.2.3.1 Requirements for accepted development - Utilities precinct

Requirements for accepted development	
General requirements	
Hazardous Chemicals	
RAD1	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.
RAD2	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.
Site cover	
RAD3	Site cover of all buildings and structures does not exceed 40%.

Lighting	
RAD4	<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>
Traffic matters	
RAD5	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Waste	
RAD6	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD7	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 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, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	
Utilities	
RAD8	<p>Where available, the development is connected to:-</p> <ol style="list-style-type: none"> an existing reticulated electricity supply;

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	<p>b. telecommunications and broadband;</p> <p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. constructed and dedicated road.</p> <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD9	<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>
RAD10	<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	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD11	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; Planning scheme policy - Integrated design; Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>

RAD12	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1 : Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD13	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD14	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ol style="list-style-type: none"> a. is for urban purposes only;- b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ol style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>
RAD	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.

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	<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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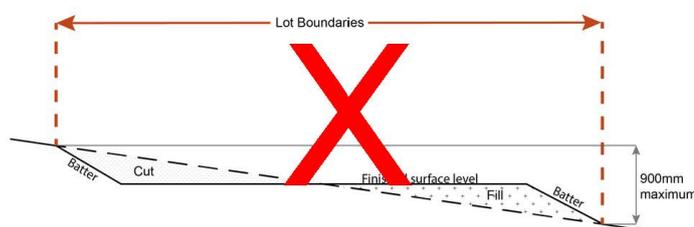
Site works and construction management	
RAD15	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD16	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.

RAD17	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.
RAD20	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.
RAD18	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
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD22 The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- involve a change in level of more than 1.0m relative to natural ground level

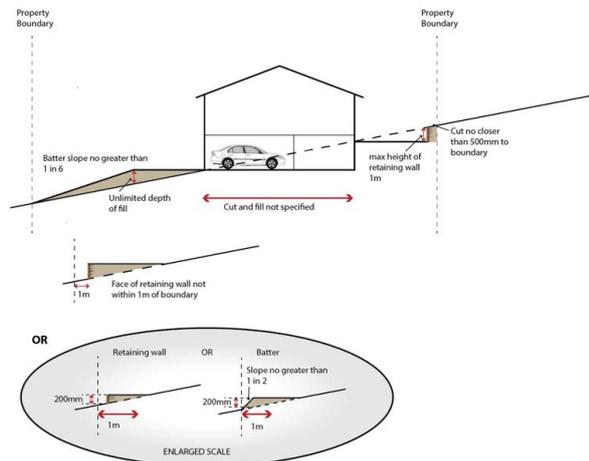
OR

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- result in a batter greater than 1V to 6H;
- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	<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>
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	<p>All fill and excavation is contained on-site and is free draining.</p>
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p>

	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD21	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD23	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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

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- 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.

RAD24	<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.
RAD25	<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.
RAD26	<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>
RAD27	<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>
RAD28	<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	
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>	
RAD29	<p>A minimum area 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>
RAD30	<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>
RAD31	<p>Equipment shelters and associated structures are located:</p> <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.
RAD32	<p>Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.</p>

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RAD33	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD34	<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>
RAD35	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.

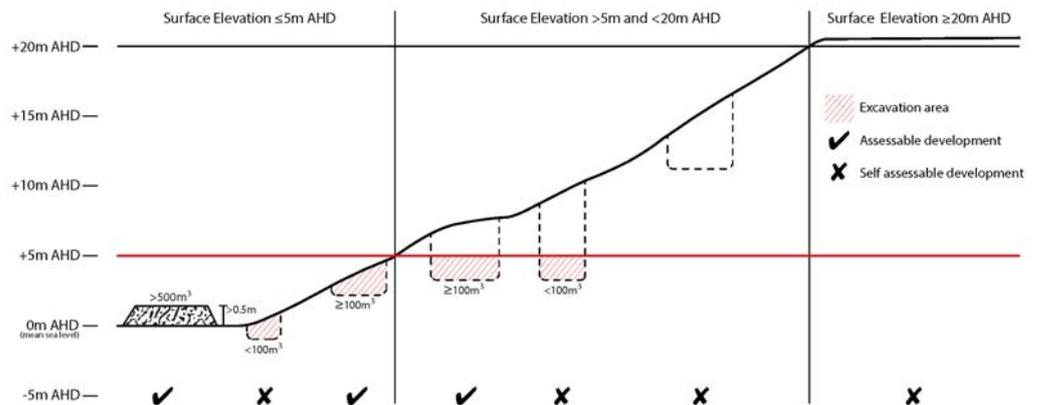
Values and constraints requirements

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.

- RAD36** Development does not involve:
- 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.

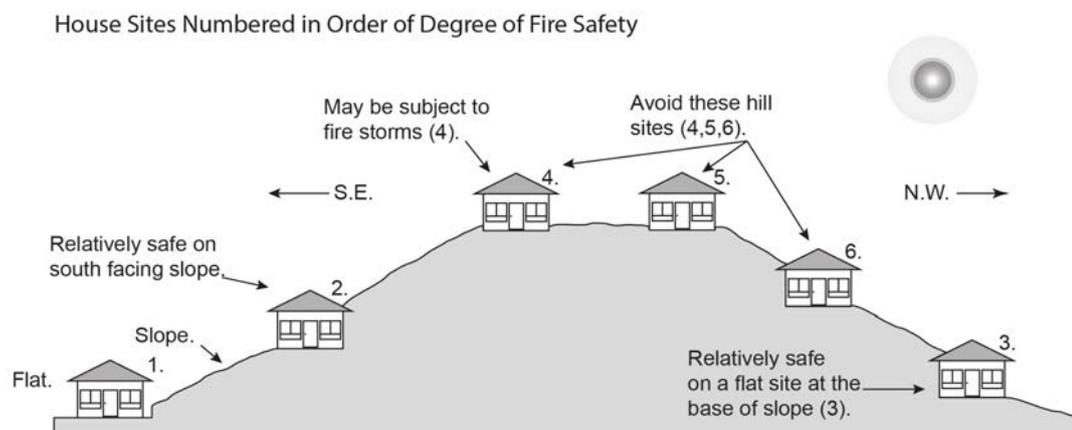


Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

- RAD37** a. Building and structures are:

- i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.



(1 being the safest , 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD38 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 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 structure; and
 - ii. to each fire fighting water supply extraction point.

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

RAD39 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.

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RAD40	<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.
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RAD41	Development does not involve the manufacture or storage of hazardous chemicals.
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Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

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

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

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

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

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

RAD42	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².</p> <p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD43	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD44	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD45	<p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾;

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	<ul style="list-style-type: none"> d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD46	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD47	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD48	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD49	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD50	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
<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>	

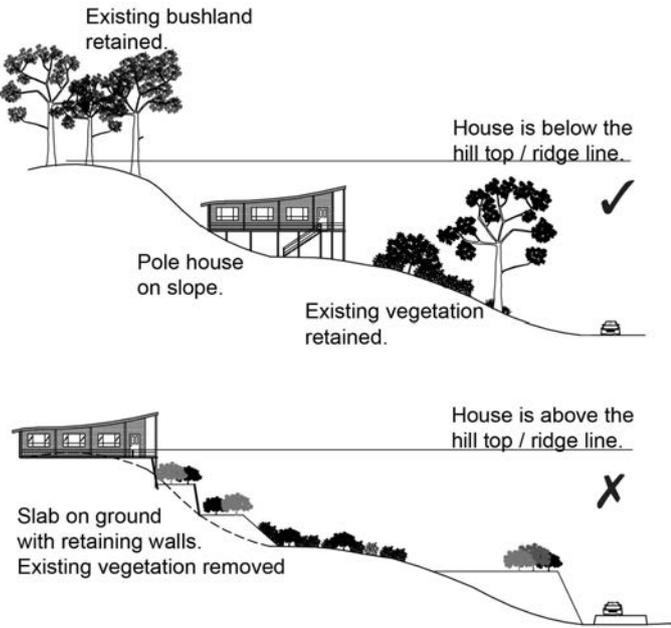
RAD51	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p> <p>Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions</p>
RAD52	<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>
RAD53	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD54	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD55	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD56	<p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD57	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
RAD58	<p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD59	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house;⁽²²⁾ Dwelling unit⁽²³⁾;

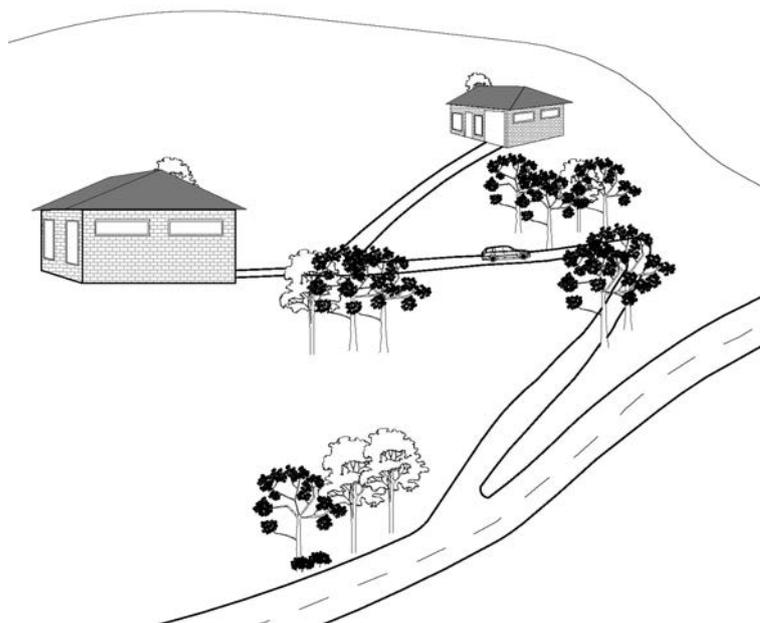
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	<ul style="list-style-type: none"> f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD60	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD61	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD62	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD63	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD64	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD65	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD66	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD67	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD68	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD69	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.

RAD70	Development does not include the following uses located within a landfill site buffer: <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾; g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾; k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾.
RAD71	All habitable rooms located within an Electricity supply substation buffer are: <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.
RAD72	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
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	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>
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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	

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<p>RAD78</p>	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)</p>	
<p>RAD79</p>	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ol style="list-style-type: none"> located on a hill top or ridge line; and all parts of the building and structure are located below the hill top or ridge line. 
<p>RAD80</p>	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ol style="list-style-type: none"> go across land contours and do not cut straight up slopes; follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.



RAD81 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

Colours from Australian Standard AS2700s – 1996

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

RAD82 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.

Transport noise corridors (refer Overlay map - Transport noise corridors)

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Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part F — Criteria for assessable development- Utilities 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 6.2.2.3.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.2.3.2 Assessable development - Utilities precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
General	
<p>PO1</p> <p>The site is sufficient in area and dimension to accommodate the use, buildings and structures as well as required buffering measures, treatments, access, parking and manoeuvring.</p>	No example provided.
<p>PO2</p> <p>Development does not hinder or constrain the ongoing operation and expansion of uses anticipated in the Utilities precinct.</p>	No example provided.
Built form and design	
<p>PO3</p> <p>Buildings and structures are of a height, scale and bulk which:</p> <ul style="list-style-type: none"> a. are consistent with the existing amenity and character; b. minimise the visual impact of large-scale built form; c. do not result in a significant loss of amenity. 	No example provided.
<p>PO4</p> <p>Buildings and structures 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; 	<p>E4.1</p> <p>Development provides materials and finishes of a high quality that are not susceptible to stain, discolour or deterioration.</p>
	<p>E4.2</p>

<ul style="list-style-type: none"> b. avoid blank walls through façade articulation to create visual interest and deter graffiti and vandalism; c. activate and address the street, public areas and public open space; d. reduce cluttering of plant and equipment on building roofs. 	<p>Development incorporates articulated walls with variation, detail and colour to reduce the bulk and impact of development and minimise expansive blank walls.</p> <hr/> <p>E4.3</p> <p>The main facade of the building directly addresses and faces the street and contains a mix of materials and colours.</p> <hr/> <p>E4.4</p> <p>Building utilities such as lift motor rooms and telecommunications equipment are designed to be visually integrated with the building.</p>
<p>PO5</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintain a balance area of the site that is open and uncluttered by building and structures; b. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding environment nor detract from the amenity of adjoining land. 	<p>E5</p> <p>Site cover of all buildings and structures does not exceed 40%.</p>
Building setbacks	
<p>PO6</p> <p>Building setback:</p> <ul style="list-style-type: none"> a. ensures impacts from the use are buffered and ameliorated; b. is compatible with established setbacks; c. is sufficient to minimise overlooking and maintain privacy of adjoining properties; d. is sufficient to ensure development is not visually dominant or overbearing on adjoining properties. 	<p>No example provided.</p>
Personal and property safety	
<p>PO7</p> <p>Buildings, structures and spaces are designed and constructed to create a safe and secure environment by incorporating key crime prevention through environmental design principles (CPTED), including:</p> <ul style="list-style-type: none"> a. casual surveillance opportunities and sight lines; b. way-finding cues and signage; 	<p>No example provided.</p>

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<ul style="list-style-type: none"> c. defined different uses and private and public ownership through adequate fencing and signage; d. light illuminates pathways and potential entrapment areas as well as maximising opportunities for penetration of natural light into spaces; e. minimise predictable routes and entrapment locations. 	
Amenity	
<p>PO8</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisances.</p>	<p>No example provided.</p>
Car parking	
<p>PO9</p> <p>On-site car parking associated with an activity:</p> <ul style="list-style-type: none"> a. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; b. does not result adverse impacts on the efficient and safe functioning of the road network; c. does not compromise the ongoing operation of existing or planned infrastructure and utilities. <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>
Landscaping and screening	
<p>PO10</p> <p>Landscaping and screening is provided in a manner that :</p> <ul style="list-style-type: none"> a. achieves a high level of privacy and amenity to sensitive land use on adjoining properties and when viewed from the street; b. reduces the visual impact of building bulk and presence and hard surface areas on the local character and amenity of adjoining sensitive land use and from the street; 	<p>No example provided.</p>

<p>c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design;</p> <p>d. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	
Loading and servicing	
<p>PO11</p> <p>Loading and servicing areas:</p> <p>a. are not visible from the street frontage;</p> <p>b. are integrated into the design of the building;</p> <p>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</p> <p>d. where possible loading and servicing areas are consolidated and shared with adjoining sites.</p>	<p>No example provided.</p>
Waste	
<p>PO12</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>E12</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Noise	
<p>PO13</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>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</p>	<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>

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<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>
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Hazardous chemicals

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'.

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

<p>PO15</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>E15.1</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.
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	<p>If criteria E17.1 (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>E15.2</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 E17.2 (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>E15.3</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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation.
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	If criteria E17.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6} /year.
<p>PO16</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>E16</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>PO17</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>E17</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>PO18</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>E18.1</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>E18.2</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO19</p> <ol style="list-style-type: none"> Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where 	No example provided.

<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>	
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Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is effective in delivery of service and meets reasonable community expectations; has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; ensures a logical, sequential, efficient and integrated roll out of the service network; 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>E</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO20</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E20</p> <p>Development is connected to underground electricity.</p>
<p>PO24</p>	<p>No example provided.</p>

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<p>The development has access to telecommunications and broadband services in accordance with current standards.</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 sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E22.2</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>E22.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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 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>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 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 constructed and dedicated road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO25</p>	<p>No example provided.</p>

<p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO26</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 mapped on Overlay map - Road hierarchy.</p>	<p>E26.1</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>E26.2</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>E26.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO27</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E27.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>E27.2</p>

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	<p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E27.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p>

	Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.
Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO28</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;- 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p>

6 Zones

<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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment:</p> <p>Note -- The road network is mapped on Overlay map -- Road hierarchy:</p> <p>Note -- The primary and secondary active transport network is mapped on Overlay map -- Active transport</p> <p>Note -- To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
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<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1317 1465 2114"> <thead> <tr> <th data-bbox="810 1317 1137 1375">Situation</th> <th data-bbox="1137 1317 1465 1375">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1375 1137 1487">Frontage road unconstructed or gravel road only;</td> <td data-bbox="1137 1375 1465 1854" rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td data-bbox="810 1487 1137 1742">OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td data-bbox="810 1742 1137 2114">OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> <tr> <td colspan="2" data-bbox="1137 1854 1465 2114">The minimum total travel lane width is:</td> </tr> <tr> <td colspan="2" data-bbox="1137 1951 1465 1989">• 6m for minor roads;</td> </tr> <tr> <td colspan="2" data-bbox="1137 2011 1465 2049">• 7m for major roads.</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is:		• 6m for minor roads;		• 7m for major roads.	
Situation	Minimum construction												
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The minimum total travel lane width is:													
• 6m for minor roads;													
• 7m for major roads.													

6 Zones

	<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p>

	<p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO29</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO30</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

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<p>PO31</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>						
<p>PO32</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1664 1465 2033"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

<p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1" data-bbox="810 203 1469 353"> <tr> <td data-bbox="818 217 1137 344">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1145 217 1461 344">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>E</p> <p>No example provided.</p>		

Site works and construction management	
<p>PO33</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO34</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E34.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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.

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	<p>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p>
<p>PO35</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E34.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E34.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E</p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO36</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>E</p> <p>No example provided.</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p> <p>E36.1</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>E36.2</p>

<p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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>E36.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO37</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p>	<p>E37</p> <p>At completion of construction all disturbed areas of the site are to be:</p>

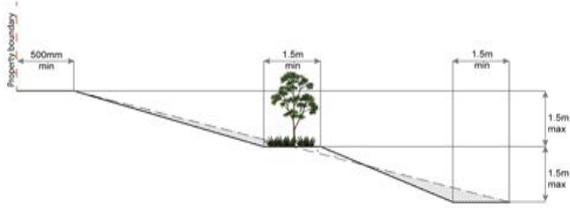
6 Zones

<p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>a. topsoiled with a minimum compacted thickness of fifty (50) millimetres;</p> <p>b. grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</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>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO38</p> <p>The clearing of vegetation on-site:</p> <p>a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</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>E38</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E</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.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p>

	Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO39 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.

Earthworks	
PO40 On-site earthworks are designed to consider the visual and amenity impact as they relate to: <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 fill 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). Note – Filling or excavation works are to be completed within six months of the commencement date.	E40.1 All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E40.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	E40.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	E40.4 All filling or excavation is contained on-site and is free draining .
	E40.5 All fill placed on-site is: <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).

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	<p>E40.6</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>PO41</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E40.7</p> <p>Materials used for structural fill are in accordance with AS3798.</p> <p>E41</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO42</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E42.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E42.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.

	Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.
<p>PO43</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	No example provided.
<p>PO44</p> <p>Development 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; and 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>	No example provided.
<p>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.

Retaining walls and structures

PO45

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

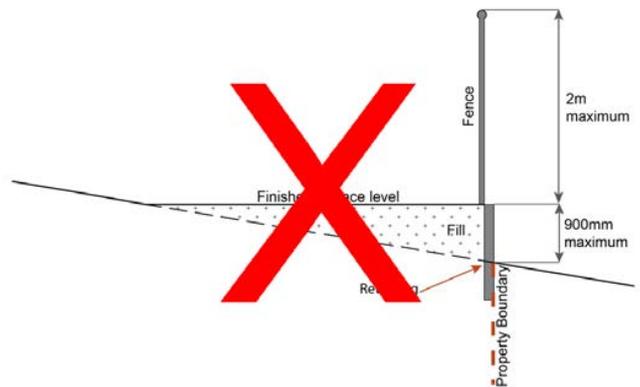
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E45

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 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

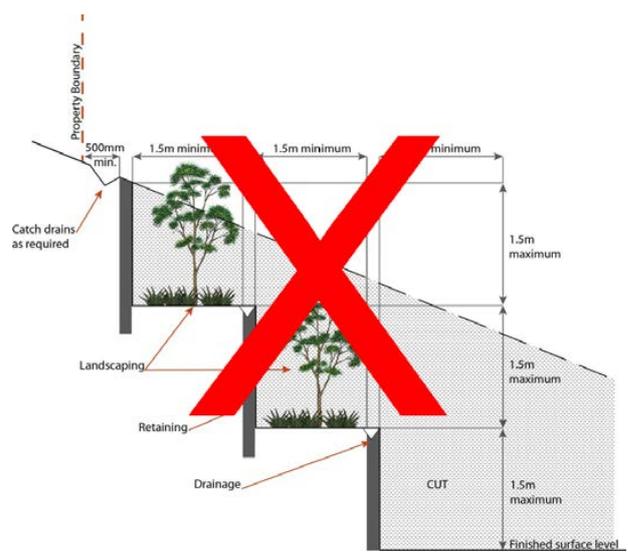
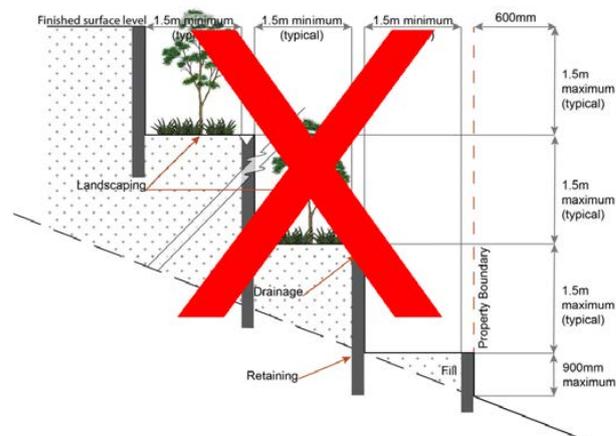


Figure - Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
- i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

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	<p style="text-align: center;">Figure - Filling or Excavation</p>
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

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.

PO46

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.

E46.1

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.

E46.2

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.

E46.3

6 Zones

	<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>PO47</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>E47</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>PO48</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>E48</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>PO49</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"> 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>E49.1</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"> 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>E49.2</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>PO50</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E50</p> <p>Access control arrangements:</p> <ol 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>PO51</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"> 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>E51</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>PO52</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>

6 Zones

<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>E52.2</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 area 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>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>E55.1</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>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> <ol style="list-style-type: none"> reduce recognition in the landscape; 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>
<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>
Transport depot⁽⁸⁵⁾	
<p>PO58</p> <p>Development is located on a site of sufficient size to ensure:</p> <p>a. the scale and intensity of the development does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;</p> <p>b. vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding locality.</p>	<p>E58.1</p> <p>Development, including all vehicle parking, drive way areas and storage areas, is set back 30m from all property boundaries.</p> <p>E58.2</p> <p>The maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows:</p> <p>a. 4 heavy vehicles</p> <p>b. 4 trailers</p> <p>c. 6 motor vehicles.</p>
<p>PO59</p> <p>Development is suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised.</p>	<p>E59</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 to 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>

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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.

PO60

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.

E60

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.

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.

PO61

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;
- e. ensure safe and effective access for emergency services during a bushfire.

E61.1

Buildings and structures are:

- a. not located on a ridgeline;
- b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard);
- c. dwellings are located on east to south facing slopes.

E61.2

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;

	<ul style="list-style-type: none"> 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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>PO62</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>E62</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>PO63</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E63</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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:

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	<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>PO64</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>E64</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO65

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO66

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.

No example provided.

Vegetation clearing and habitat protection

PO67

No example provided.

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<p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	
<p>PO68</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>
<p>PO69</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO70</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO71</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being 	<p>No example provided.</p>

used for animal husbandry ⁽⁴⁾ and animal keeping ⁽⁵⁾ activities.	
<p>PO72</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO73</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO74</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO75</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; 	No example provided.

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<ul style="list-style-type: none"> c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO76</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO77</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E77</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO78</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E78</p> <p>Development within the separation area does not include the following activities:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO79</p>	<p>E79</p> <p>All habitable rooms within the separation area are:</p>

<p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008;</p> <p>b. provided with mechanical ventilation.</p>
<p>PO80</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E80</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO81</p> <p>Development:</p> <p>a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;</p> <p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <p>i. locating the furthest distance possible from the transportation route;</p> <p>ii. habitable rooms being located the furthest from the transportation route;</p> <p>iii. shielding and screening private outdoor recreation space from the transportation routes.</p>	<p>E81</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <p>a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone;</p> <p>b. Community residence⁽¹⁶⁾;</p> <p>c. Dual occupancy⁽²¹⁾;</p> <p>d. Dwelling house⁽²²⁾;</p> <p>e. Dwelling unit⁽²³⁾;</p> <p>f. Hospital⁽³⁶⁾;</p> <p>g. Rooming accommodation⁽⁶⁹⁾;</p> <p>h. Multiple dwelling⁽⁴⁹⁾;</p> <p>i. Non-resident workforce accommodation⁽⁵²⁾;</p> <p>j. Relocatable home park⁽⁶²⁾;</p> <p>k. Residential care facility⁽⁶⁵⁾;</p> <p>l. Resort complex⁽⁶⁶⁾;</p> <p>m. Retirement facility⁽⁶⁷⁾;</p> <p>n. Rural workers' accommodation⁽⁷¹⁾;</p> <p>o. Short-term accommodation⁽⁷⁷⁾;</p> <p>p. Tourist park⁽⁸⁴⁾.</p>
<p>PO82</p> <p>Development:</p> <p>a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route;</p> <p>b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility;</p> <p>c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.</p>	<p>E82.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <p>E82.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p>	

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

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>PO83</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>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>
<p>PO84</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>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>PO86</p>	<p>E86</p>

<p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO87</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the safety of people and property on a site and neighbouring sites from landslides; ensures the long-term stability of the site considering the full nature and end use of the development; ensures site stability during all phases of construction and development; minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E87</p> <p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
<p>PO88</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any adverse visual impact on the landscape character ; Protect the amenity of adjoining properties. 	<p>E88</p> <p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
<p>PO89</p>	<p>E89</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

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<p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ol style="list-style-type: none"> the long-term stability of the development site considering the full nature and end use of the development; site stability during all phases of construction and development; the development is not adversely affected by landslide activity originating on sloping land above the site; emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO90</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E90</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO91</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E91.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p> <hr/> <p>E91.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p> <hr/> <p>E91.3</p>

	<p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p> <p>E91.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p> <p>E91.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO92</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E92</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas; vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO93</p> <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 water supply pipeline; maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>E93</p> <p>Development:</p> <ol style="list-style-type: none"> does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO94</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E94</p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p>

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	<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>PO95</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E95</p> <p>The following uses are not located within a Landfill buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO96</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E96</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO97</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>PO98</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>E98</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO99</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E99</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO100</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>PO101</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>No example provided.</p>

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<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO102</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>PO103</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>E103</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>PO104</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>E104</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>PO105</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>E105.1</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>E105.2</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>PO106</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>PO107</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>E107</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>
Riparian and wetland setbacks	
<p>PO108</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; 	<p>E108</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line

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<p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>																											
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>																												
<p>PO109</p> <p>Development:</p> <p>a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline;</p> <p>b. retain the natural character or bushland settings as the dominant landscape characteristic;</p> <p>c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment.</p>	<p>E109</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <p>a. located on a hill top or ridge line;</p> <p>b. all parts of the building and structure are located below the hill top or ridge line.</p>																											
<p>PO110</p> <p>Development:</p> <p>a. does not adversely detract or degrade the quality of views, vista or key landmarks;</p> <p>b. retains the natural character or bushland settings as the dominant landscape characteristic.</p>	<p>E110</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <p>a. go across land contours, and do not cut straight up slopes;</p> <p>b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.</p>																											
<p>PO111</p> <p>Buildings and structures incorporate colours and finishes that:</p> <p>a. are consistent with a natural, open space character and bushland environment;</p> <p>b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;</p> <p>c. are not visually dominant or detract from the natural qualities of the landscape.</p>	<p>E111.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 1563 1471 2063"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth
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	<table border="1"> <tbody> <tr> <td>G23 – Shamrock</td> <td>N33 – Lightbox Grey</td> <td>X63 – Iron Bark</td> </tr> <tr> <td>G24 – Fern Green</td> <td>N35 – Light Grey</td> <td>Y51 – Bronze Olive</td> </tr> <tr> <td>G25 – Olive</td> <td>N41 – Oyster</td> <td>Y61 – Black Olive</td> </tr> <tr> <td>G34 – Avocado</td> <td>N42 – Storm Grey</td> <td>Y63 – Khaki</td> </tr> <tr> <td>G52 – Eucalyptus</td> <td>N43 – Pipeline Grey</td> <td>Y66 – Mudstone</td> </tr> <tr> <td>G53 – Banksia</td> <td></td> <td></td> </tr> </tbody> </table>	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone																	
G53 – Banksia																			
<p>PO112</p> <p>Landscaping</p> <ol style="list-style-type: none"> complements the coastal landscape character and amenity; has known resilience and robustness in the coastal environment; <p>Fences and walls:</p> <ol style="list-style-type: none"> do not appear visually dominant or conspicuous within its setting; reduce visual appearance through the use of built form articulation, setbacks, and plant screening; use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <ol style="list-style-type: none"> retained; protected from development diminishing their significance. 	<p>E111.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p> <p>E112</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ol style="list-style-type: none"> landscaping comprises indigenous coastal species; fences and walls are no higher than 1m; and existing pine trees, palm trees, mature fig and cotton trees are retained. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> curving balcony edges and walls, strong vertical blades and wall planes; balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; roof top outlooks, tensile structures as shading devices; lightweight structures use white frame elements in steel and timber, bold colour contrast. 																		
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>																			

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6.2.2.4 Lakeside precinct

6.2.2.4.1 Purpose – Lakeside precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Lakeside precinct:
 - a. Development supports, and has a nexus with, the continued operation of the established motor sport facility⁽⁴⁸⁾ whilst minimising nuisance impacts and managing unreasonable amenity impacts on the surrounding sensitive land uses, wildlife and natural environment.
 - b. Development does not compromise, depart or detract from the primary role of the precinct, that being for a motor sport facility⁽⁴⁸⁾ use. Where development is not for a motor sport facility⁽⁴⁸⁾ use, uses consistent with the Rural Zone (see Part 6.2.10.2.3(s)) are anticipated to establish.
 - c. Development is designed and operated to provide a high level of amenity and maintains the safety of people and property through crime prevention through environmental design principles (CPTED).
 - d. Development is of a scale, height and built form consistent with the low density, low intensity character of the surrounding rural and open space and recreation area.
 - e. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - f. Where applicable, development is undertaken in accordance with an approved Council Master Plan.
 - g. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
 - h. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - i. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

- A. the provision of replacement, restoration, rehabilitation planting and landscaping;
- B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
- C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
- v. protecting native species and protecting and enhancing species habitat;
- vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
- vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
- A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
- B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

- j. Development in the Lakeside precinct includes one or more of the following:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Club* ⁽¹⁴⁾ • Function facility* ⁽²⁹⁾ • Indoor sport and recreation*⁽³⁸⁾ 	<ul style="list-style-type: none"> • Market*⁽⁴⁶⁾ • Motor sport facility⁽⁴⁸⁾ • Outdoor sport and recreation* ⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Tourist attraction* ⁽⁸³⁾ • Tourist park* ⁽⁸⁴⁾
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Note - Uses indicated with an * are appropriate if located on Council owned or controlled land and in accordance with an approved Council Master Plan.

- k. Development in the Lakeside 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⁾ 	<ul style="list-style-type: none"> • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High Impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾
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<ul style="list-style-type: none"> • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • 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⁾ • Environmental facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ (if including a drive-through facility) 	<ul style="list-style-type: none"> • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • 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⁾ 	<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⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- I. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.2.3 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part G, Table 6.2.2.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part G Table 6.2.2.4.1, 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 (PO)
RAD1	PO5

RAD2	PO4
RAD3	PO12
RAD4	PO13
RAD5	PO16
RAD6	PO7
RAD7	PO8-PO11
RAD8	PO8-PO11
RAD9	PO18
RAD10	PO19-PO23
RAD11	PO21
RAD12	PO22
RAD13	PO26
RAD14	PO26
RAD15	PO28
RAD16	PO32
RAD17	PO33
RAD18	PO35
RAD19	PO37
RAD20	PO38
RAD21	PO35
RAD22	PO39
RAD23	PO39-PO44
RAD24	PO41
RAD25	PO45
RAD26	PO45
RAD27	PO45
RAD28	PO46
RAD29	PO47
RAD30	PO48
RAD31	PO48
RAD32	PO48
RAD33	PO48
RAD34	PO48
RAD35	PO49
RAD36	PO49
RAD37	PO54

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RAD38	PO54
RAD39	PO54
RAD40	PO56
RAD41	PO57
RAD42	PO58
RAD43	PO58
RAD44	PO58
RAD45	PO58
RAD46	PO60
RAD47	PO61
RAD48	PO62
RAD49	PO62
RAD50	PO63
RAD51	PO64
RAD52	PO65
RAD53	PO66-PO77
RAD54	PO66-PO77
RAD55	PO78-PO79
RAD56	PO78-PO79
RAD57	PO81
RAD58	PO81
RAD59	PO81
RAD60	PO82
RAD61	PO83
RAD62	PO84
RAD63	PO85
RAD64	PO85
RAD65	PO88
RAD66	PO86
RAD67	PO86
RAD68	PO86
RAD69	PO85
RAD70	PO87
RAD71	PO89-PO91, PO93-PO95
RAD72	PO89-PO91, PO93-PO95
RAD73	PO89-PO91

RAD74	PO92
RAD75	PO96
RAD76	PO97

Part G - Requirements for accepted development - Lakeside precinct

Table 6.2.2.4.1 Requirements for accepted development - Lakeside precinct

Requirements for accepted development	
General requirements	
Building setbacks	
RAD1	Buildings and structures are setback as follows: <ul style="list-style-type: none"> a. road frontage - 6m b. side boundary - 3m c. rear boundary - 3m.
Site cover	
RAD2	Site cover does not exceed 40%.
Car parking	
RAD3	On-site car parking is provided in accordance with Schedule 7 - Car parking.
RAD4	Minimum cycle parking spaces are provided at minimum 1 employee space per 200m ² of GFA.
Waste	
RAD5	Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Lighting	
RAD6	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>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Hazardous chemicals	
RAD7	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.
RAD8	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 where not located in the Environmental areas overlay map	
RAD9	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

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	<ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	

Utilities	
RAD10	<p>Where available, the development is connected to:-</p> <ul 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. <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD14	<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>

RAD12	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.
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Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD13	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD14	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater	
RAD15	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design.

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	<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>								
RAD	<p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwelling; or c. that results in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Pipe Diameter</th> <th style="text-align: center;">Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td style="text-align: center;">3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td style="text-align: center;">4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management	
RAD16	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD17	<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, Planning scheme policy – Stormwater management and Planning scheme policy – Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD20	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD18	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	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.
RAD19	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>

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RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.
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Earthworks

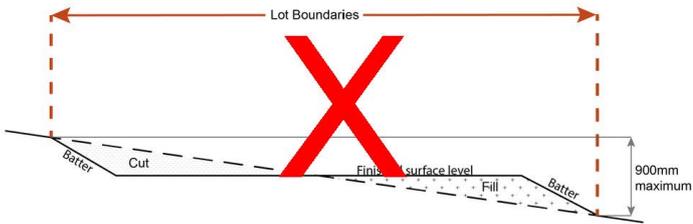
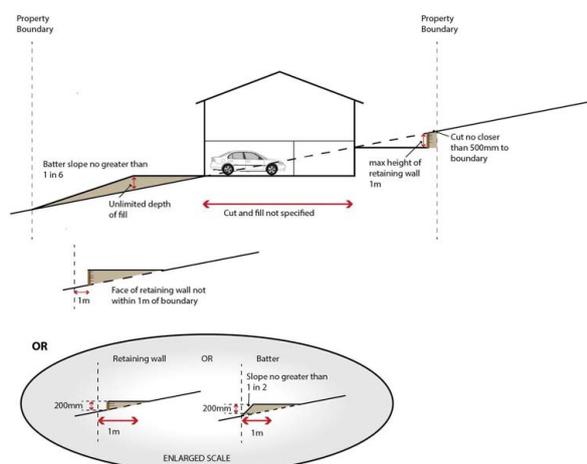
RAD23	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure -- Cut and Fill</p>  <p>Note -- This is site earthworks not building work.</p> <p>Filling or excavation does not:</p> <ol style="list-style-type: none"> involve a change in level of more than 1.0m relative to natural ground level <p>OR</p> <p>result in a batter greater than 1V to 6H;</p> <ol style="list-style-type: none"> necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level; result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: <ol style="list-style-type: none"> the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or the batter slope within that 1.0m strip is no steeper than 1V to 2H. <p style="text-align: center;">THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT</p>
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Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

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	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD22	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD24	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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.

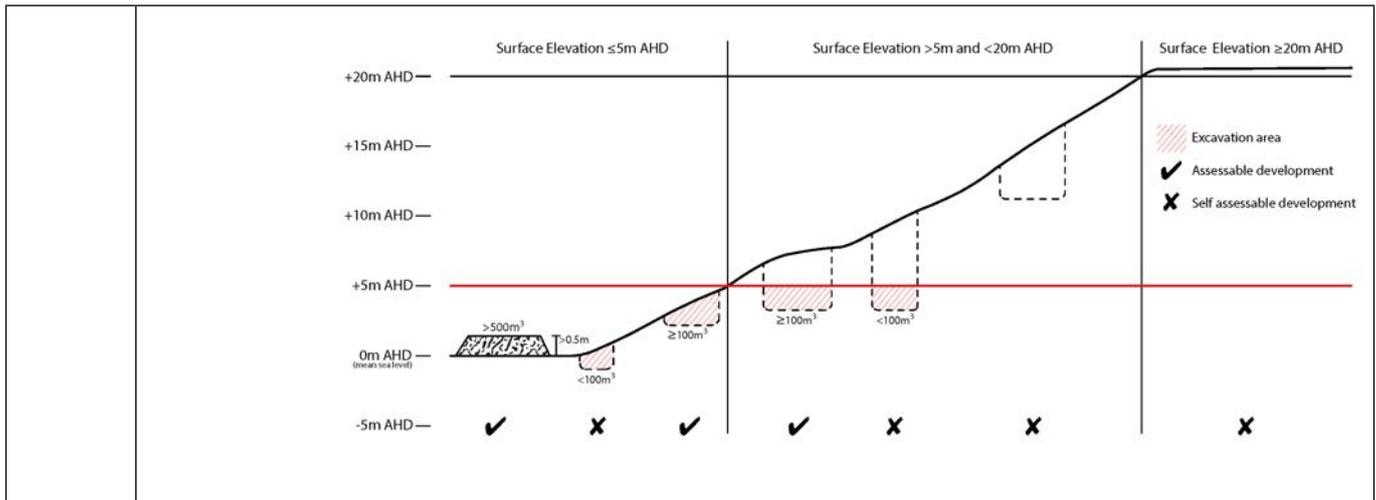
RAD25	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <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 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: <ol 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.
RAD26	<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"> 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.
RAD27	<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>
RAD28	<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;

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	<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>
RAD29	<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	
Caretaker's accommodation⁽¹⁰⁾	
RAD30	A caretaker's accommodation ⁽¹⁰⁾ has a maximum GFA of 80m ² .
RAD31	No more than 1 caretaker's accommodation ⁽¹⁰⁾ is established per site.
RAD32	Does not gain access from a separate driveway to the main use on the site.
RAD33	Includes a minimum 16m ² of private open space directly accessible from a habitable room.
RAD34	Provide car parking in accordance with Schedule 7 - Car parking.
Club⁽¹⁴⁾	
RAD35	Limited to 1 club ⁽¹⁴⁾ .
RAD36	Development does not exceed 150m ² GFA.
Motor sport facility⁽⁴⁸⁾	
RAD37	Competitive use of the track by motor vehicles is limited to the hours of 9am to 7pm.
RAD38	<p>Non-competitive motor vehicle use complying with the vehicle standards in the <i>Transport Operations (Road Use Management—Vehicle Standards and Safety) Regulation 2010</i> for use of the track is limited to the hours of 7am to 9pm.</p> <p>Note - for vehicle standards, see section 4 of the <i>Transport Operations (Road Use Management—Vehicle Standards and Safety) Regulation 2010</i></p>
RAD39	Use of the track by motor vehicles is not to occur before 7am or after 9pm.
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>	

RAD40	A minimum area 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.
RAD41	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.
RAD42	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.
RAD43	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD44	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD45	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>
RAD46	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.	
RAD47	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.

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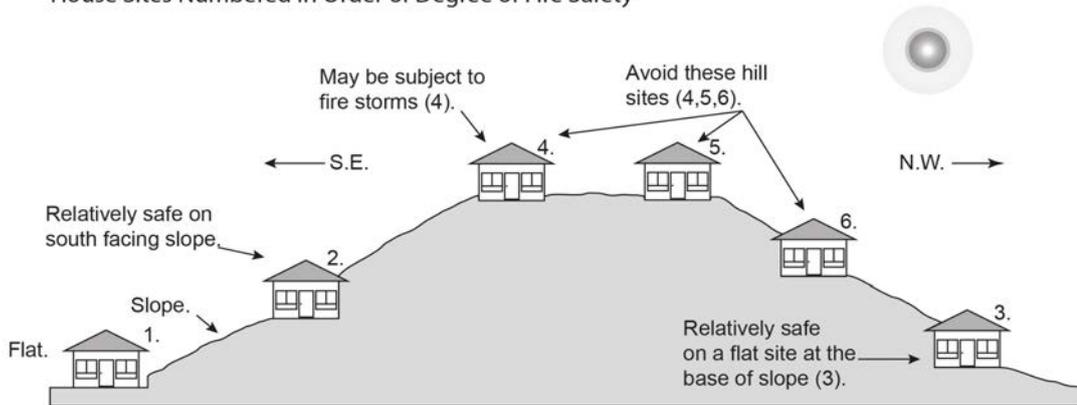
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD48

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.

House Sites Numbered in Order of Degree of Fire Safety



(1 being the safest, 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD49

- 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;

	<ul style="list-style-type: none"> 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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>
RAD50	<p>The length of driveway:</p> <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.
RAD51	<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.
RAD52	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 	

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- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD53	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².</p> <p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ul style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD54	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p>

	<ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<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>	
RAD55	<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>
RAD56	<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>
RAD57	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD58	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD59	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

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Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD60	Development does not: <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD61	Buildings, excluding domestic outbuildings: <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
RAD62	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD63	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD64	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD65	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): <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.
RAD66	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD67	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ol style="list-style-type: none"> emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; a reserve land application area of 100% of the effluent irrigation design area; land application areas that are vegetated; the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD68	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD69	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD70	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)	
RAD71	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.
RAD72	<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>
RAD73	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD74	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.
RAD75	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD76	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
Transport noise corridors (refer Overlay map - Transport noise corridors)	
<p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Part H — Criteria for assessable development- Lakeside precinct

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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 6.2.2.4.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.2.4.2 Assessable development - Lakeside precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Precinct function	
<p>PO1</p> <p>Development does not compromise, depart or detract from the primary role of the precinct for motor sport facility⁽⁴⁸⁾ use.</p>	No example provided.
Built form and design	
<p>PO2</p> <p>Buildings and structures are of a height, scale and bulk which:</p> <ol style="list-style-type: none"> is visually compatible with existing buildings or structures; does not appear dominant, overbearing or out-of-character with the surrounding low density, low intensity built form environment; minimises the visual impact of large-scale built form; does not result in a significant loss of visual amenity or outlook. 	No example provided.
<p>PO3</p> <p>Buildings and structures are designed and constructed to:</p> <ol style="list-style-type: none"> incorporate a mix of colours and high quality materials to add diversification to treatments and finishes; avoid blank walls through façade articulation to create visual interest and deter graffiti and vandalism; reduce cluttering of plant and equipment on building roofs. 	<p>E3.1</p> <p>Development provides materials and finishes of a high quality that are not susceptible to stain, discolour or deterioration.</p>
	<p>E3.2</p> <p>Development incorporates articulated walls with variation, detail and colour to reduce the bulk and impact of development and minimise expansive blank walls.</p>
	<p>E3.3</p> <p>Building utilities such as lift motor rooms and telecommunications equipment are designed to be visually integrated with the building.</p>

<p>PO4</p> <p>Development will 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>E4</p> <p>Site cover of all buildings and structures does not exceed 40%.</p>
Building setbacks	
<p>PO5</p> <p>Building setback:</p> <ol style="list-style-type: none"> a. is sufficient to minimise overlooking and maintain privacy of adjoining properties; b. is sufficient to ensure development is not visually dominant or overbearing on adjoining properties. 	<p>E5</p> <p>Buildings and structures are setback as follows, unless otherwise indicated:</p> <ol style="list-style-type: none"> a. road frontage - 6m b. side boundary - 3m c. rear boundary - 3m
Personal and property safety	
<p>PO6</p> <p>Buildings and spaces are designed and constructed to create a safe and secure environment by incorporating key crime prevention through environmental design principles, including:</p> <ol style="list-style-type: none"> a. casual surveillance opportunities and sight lines; b. way-finding cues and signage; c. light illuminates pathways and potential entrapment areas as well as maximising opportunities for penetration of natural light into spaces; d. minimise predictable routes and entrapment locations. 	<p>No example provided.</p>
Amenity	
<p>PO7</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisances.</p>	<p>No example provided.</p>
<p>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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	

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<p>PO8</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>E8.1</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 E8.1 (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>E8.2</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 E8.2 (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>E8.3</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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E8.3 (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>PO9</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>E9</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>PO10</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>E10</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>PO11</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>E11.1</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"> 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. <p>E11.2</p>

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	<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>Traffic matters</p>	
<p>PO12</p> <p>Traffic generation, vehicle movement and on-site car parking associated with an activity:</p> <ul style="list-style-type: none"> a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; c. is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; d. does not result in adverse impacts on the efficient and safe functioning of the road network. 	<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>PO13</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 	<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>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure;

- 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.

- 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.

E13.3

For non-residential uses, storage lockers:

- 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.

E13.4

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

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	<table border="1" data-bbox="783 203 1471 645"> <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> </table> <p data-bbox="794 685 1452 734">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="794 763 1445 813">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="783 882 1458 1099">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 data-bbox="794 1171 1458 1270">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="794 1328 1458 1476">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>	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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Landscaping and screening																							
<p data-bbox="124 1608 197 1635">PO14</p> <p data-bbox="124 1666 743 1727">Landscaping and screening is provided in a manner that :</p> <ul style="list-style-type: none"> a. achieves a high level of privacy and amenity to sensitive land uses on adjoining properties and when viewed from the street; b. reduces the visual impact of building bulk and presence and hard surface areas on the local character and amenity of adjoining sensitive land uses and from the street; 	<p data-bbox="783 1608 1043 1635">No example provided.</p>																						

<p>c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design;</p> <p>d. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	
Loading and servicing	
<p>PO15</p> <p>Loading and servicing areas:</p> <p>a. are not visible from the street frontage;</p> <p>b. are integrated into the design of the building;</p> <p>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses.</p>	<p>No example provided.</p>
Waste	
<p>PO16</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No example provided: E16</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Noise	
<p>PO17</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow</p>	<p>No example provided.</p>

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<p>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>	
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Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is effective in delivery of service and meets reasonable community expectations; has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; ensures a logical, sequential, efficient and integrated roll out of the service network; 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>E</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO19</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E19</p> <p>Development is connected to underground electricity.</p>
<p>PO20</p>	<p>No example provided.</p>

The development has access to telecommunications and broadband services in accordance with current standards.	
PO21 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.	E21.1 Where in a sewerage area, the development is connected to a reticulated sewerage network.
	E21.2 Where not in a sewerage area, the development is serviced by an appropriate on-site sewerage facility. 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.
	E21.3 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO22 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	E22.1 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.
	E22.2 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.
PO23 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO24	No example provided.

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<p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO25</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 mapped on Overlay map - Road hierarchy.</p>	<p>E25.1</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>E25.2</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>E25.3</p> <p>The lot development layout allows forward vehicular 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 and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	<p>E26.2</p>

	<p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E26.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p>

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	<p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO27</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;- 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p>

<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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>												
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1317 1465 2112"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td>OR</td> </tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td>OR</td> <td rowspan="2">The minimum total travel lane width is:</td> </tr> <tr> <td>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> <tr> <td></td> <td> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR	The minimum total travel lane width is:	Frontage road partially constructed* to Planning scheme policy - Integrated design standard.		<ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
Situation	Minimum construction											
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.											
OR												
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;												
OR	The minimum total travel lane width is:											
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.												
	<ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 											

	<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p>

6 Zones

	<p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO28</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<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 achievement of this performance outcome.</p>	<p>No example provided.</p>

<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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy – Stormwater management.</p> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>						
<p>PO31</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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.</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1637 1466 2007"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

6 Zones

<p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1" data-bbox="810 203 1468 356"> <tr> <td data-bbox="815 210 1134 349">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1139 210 1458 349">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</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"> 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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E33.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p>
	<p>E33.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E33.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO34</p> <p>Dust suppression measures are implemented during soil disturbances and 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 development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p>	<p>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>

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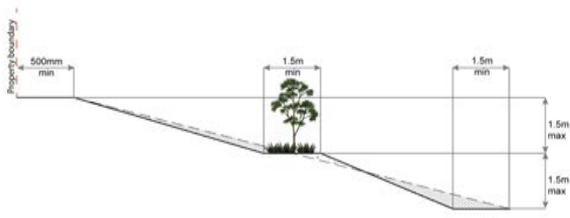
<p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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>
	<p>E35.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO36</p>	<p>E36</p>

<p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<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, building areas and other necessary areas for the works; and 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 of or storage of machinery or goods is to occur in these areas during development works.</p> <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>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO</p>	<p>E</p> <p>All development works are carried out within the following times:</p>

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<p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>

Earthworks	
<p>PO39</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 fill 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 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> <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> <p>E39.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E39.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E39.5</p> <p>All fill placed on-site is:</p>

	<ul style="list-style-type: none"> a. limited to that area required for the necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material 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>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>Filling or excavation is undertaken in a manner that:</p> <ul style="list-style-type: none"> 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. <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E41.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>
	<p>E41.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ul style="list-style-type: none"> a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;

6 Zones

	<p>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> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO42</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO43</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or

	<ul style="list-style-type: none"> ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

PO44

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

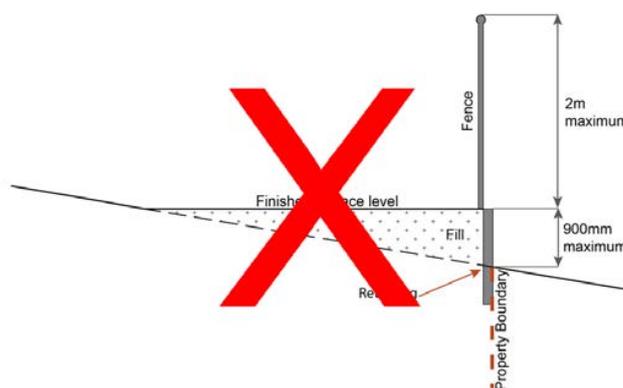
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E44

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 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

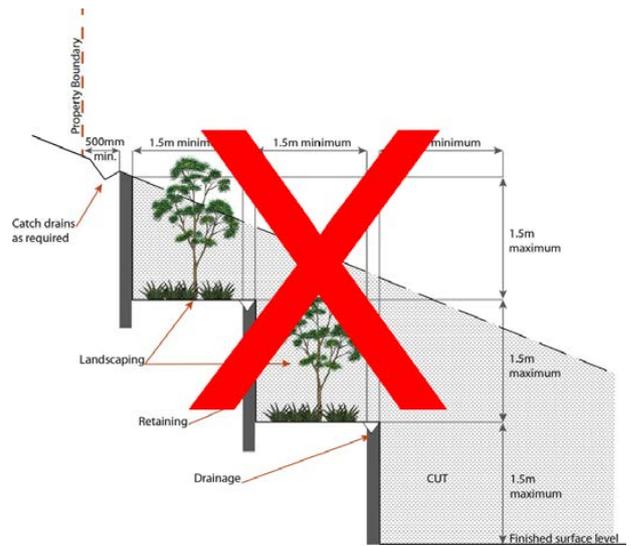
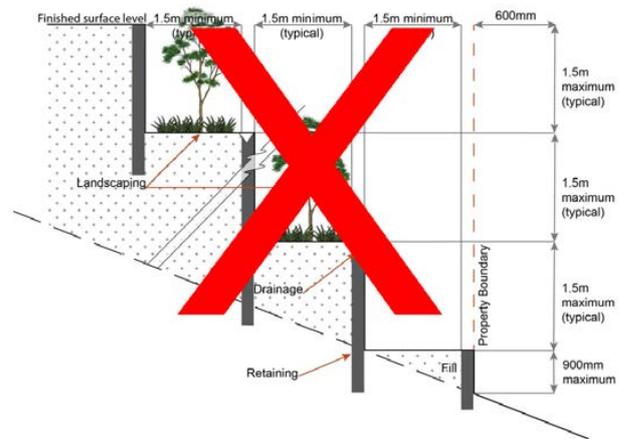


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

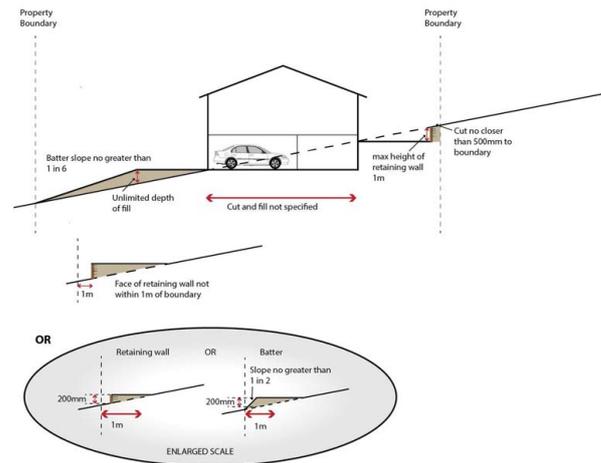
OR

- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

6 Zones

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

<p>PO45</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>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> <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
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	<p>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> <hr/> <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> <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> <hr/> <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> <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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>

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	<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	
Caretaker's accommodation⁽¹⁰⁾	
<p>PO48</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; b. is domestic in scale; c. provides adequate car parking provisions exclusive to the primary use of the site; d. is safe for the residents; e. has regards to the landscape and private recreation needs of the resident. 	<p>E48</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. 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 to the main use on the site; d. provides a minimum 16m² of private open space directly accessible from a habitable room; e. provides car parking in accordance with Schedule 7 - Car parking.
Club⁽¹⁴⁾	
<p>PO49</p> <p>Development will be of a low scale and intensity that;</p> <ul style="list-style-type: none"> a. maintains its subordinate function and nexus to the motor sport facility⁽⁴⁸⁾; b. does not interfere with operation of the motor sport facility⁽⁴⁸⁾. 	No example provided.

Food and drink outlet⁽²⁸⁾	
PO50 Development does not involve the use of a drive-through facility.	No example provided.
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
PO51 The development does not have an adverse impact on the visual amenity of a locality and is: 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.	E51.1 Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: 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.
	E51.2 A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO52 Infrastructure does not have an impact on pedestrian health and safety.	E52 Access control arrangements: 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.
PO53 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: 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.	E53 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.
Motor sport facility⁽⁴⁸⁾	
PO54 Development will: a. ensure safety of people and property;	No example provided.

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<ul style="list-style-type: none"> b. minimise amenity impacts including noise nuisance to sensitive land uses; c. minimise noise impacts on wildlife outside of daylight hours; d. ensure development is consistent with objectives setout in Planning scheme policy - Noise. 	
<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>PO55</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>E55.1</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>E55.2</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>PO56</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>E56</p> <p>A minimum area 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>PO57</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E57</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>PO58</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; 	<p>E58.1</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>E58.2</p> <p>In all other areas towers do not exceed 35m in height.</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>E58.3</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> <hr/> <p>E58.4</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>E58.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <hr/> <p>E58.6</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>PO59</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>E59</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>PO60</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>E60</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>	

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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.

PO61

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.

E61

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.

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.

PO62

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;
- e. ensure safe and effective access for emergency services during a bushfire.

E62.1

Buildings and structures are:

- a. not located on a ridgeline;
- b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard);
- c. dwellings are located on east to south facing slopes.

E62.2

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;

	<ul style="list-style-type: none"> 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%: <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>PO63</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>E63</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>PO64</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E64</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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.

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<p>PO65</p> <p>Development:</p> <ol 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>E65</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	

<p>PO66</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	No example provided.
<p>PO67</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO68</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO69</p>	No example provided.

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<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ul style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO70</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO71</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO72</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO73</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO74</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO75</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO76</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO77	No example provided.

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<p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</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>PO78</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>E78</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>PO79</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>PO80</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>PO81</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E81</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO82</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E82</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO83</p>	<p>E83</p>

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<p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any adverse visual impact on the landscape character ; Protect the amenity of adjoining properties. 	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
<p>PO84</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ol style="list-style-type: none"> the long-term stability of the development site considering the full nature and end use of the development; site stability during all phases of construction and development; the development is not adversely affected by landslide activity originating on sloping land above the site; emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>E84</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO85</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E85.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E85.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E85.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E85.4</p>

	<p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E85.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO86</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E86</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas; vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO87</p> <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 water supply pipeline; maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>E87</p> <p>Development:</p> <ol style="list-style-type: none"> does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO88</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E88</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.

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Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)

Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.

<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 premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO90</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>E90</p> <p>No example provided.</p>
<p>PO91</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>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>

	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>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>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>	No example provided.
Additional criteria for development for a Park⁽⁵⁷⁾	
PO96	E96

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<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>Riparian and wetland setbacks</p>	
<p>PO97</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E97</p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

6.2.2.5 Special use precinct

6.2.2.5.1 Purpose – Special use precinct

1. The Special use precinct comprises a number of community based uses including, but not limited to emergency services, Shaftsbury citizen centre, Woodford correctional centre, tourist attractions, cemeteries, and building and facilities associated with religious groups. The purpose of the code will be achieved through the following overall outcomes for the Special use precinct:
 - a. Development supports the continued use of the precinct in appropriate locations for artistic, cultural and social community activities and emergency services.
 - b. Development is designed and operated to provide a high level of amenity and maintains the safety of people and property through crime prevention through environmental design principles (CPTED).
 - c. Development is of a scale, height and bulk that provides a high level of amenity and is sensitive to the character of the surrounding area.
 - d. Markets⁽⁴⁶⁾ and outdoor entertainment events are temporary or periodic in nature, and of a scale and intensity where any adverse impacts on the surrounds are mitigated and internalised to the site. Markets⁽⁴⁶⁾ and outdoor events do not adversely impact on the safe and efficient operation of the external road network.
 - e. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
 - f. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
 - 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 in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
 - j. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

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- iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
- iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
- v. protecting native species and protecting and enhancing species habitat;
- vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
- vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

- k. Development in the Special use precinct includes one or more of the following:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ - if involving the extension of an existing Cemetery or located on Council or State owned land • Community use⁽¹⁷⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ - if located on Council or State owned land • Tourist attraction⁽⁸³⁾ - if located on Lot 3 SP256486 [Caboolture Historical Village] or located on Lot3 SP136818, Lot 28 SL6772 or Lot 5 S31161[North Pine Country Park] 	<ul style="list-style-type: none"> • Tourist park⁽⁸⁴⁾ - if involving extension to an existing Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ (if in accordance with a Council Master Plan approved under Council policy) • Telecommunication facilities⁽⁸¹⁾
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- m. Development in the Special use precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ 	<ul style="list-style-type: none"> • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ 	<ul style="list-style-type: none"> • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾
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<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ (if not located on Council or State owned land) • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ (where within 500m of a sensitive land use or a residential dwelling) • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Environmental facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High Impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • 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⁾ • 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⁾ • Resort complex⁽⁶⁶⁾ 	<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⁾ (if not located on Lot 3 SP256486 [Caboolture Historical Village] or Located on Lot3 SP136818, Lot 28 SL6772 or Lot 5 S31161[North Pine Country Park]) • Tourist park⁽⁸⁴⁾ (if not involving the extension of an existing Tourist Park⁽⁸⁴⁾) • Transport depot⁽⁸⁵⁾ (if not located on Council or State owned land) • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- n. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

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6.2.2.5.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part I, Table 6.2.2.5.1. Where the development does not meet a requirement for accepted development (RAD) within Part I, Table 6.2.2.5.1, 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 (PO)
RAD1	PO4
RAD2	PO1
RAD3	PO3
RAD4	PO7
RAD5	PO12
RAD6	PO16
RAD7	PO8-PO11
RAD8	PO8-PO11
RAD9	PO5
RAD10	PO19
RAD11	PO21-PO26
RAD12	PO24
RAD13	PO25
RAD14	PO30
RAD15	PO30
RAD16	PO32
RAD17	PO34
RAD18	PO36
RAD19	PO37
RAD20	PO39
RAD21	PO41
RAD22	PO42
RAD23	PO39
RAD24	PO43
RAD25	PO43-PO48
RAD26	PO47
RAD27	PO49
RAD28	PO49
RAD29	PO49

RAD30	PO50
RAD31	PO51
RAD32	PO52
RAD33	PO52
RAD34	PO52
RAD35	PO52
RAD36	PO52
RAD37	PO58
RAD38	PO59
RAD39	PO60
RAD40	PO60
RAD41	PO61
RAD42	PO60
RAD43	PO62
RAD45	PO67
RAD46	PO67
RAD47	PO68
RAD48	PO69
RAD49	PO70
RAD50	PO71-PO82
RAD51	PO71-PO82
RAD52	PO83
RAD53	PO84
RAD54	PO84
RAD55	PO85-PO86
RAD56	PO85-PO86
RAD57	PO88
RAD58	PO88
RAD59	PO88
RAD60	PO89
RAD61	PO90
RAD62	PO91
RAD63	PO92
RAD64	PO93
RAD65	PO93
RAD66	PO96

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RAD67	PO94
RAD68	PO94
RAD69	PO93
RAD70	PO93
RAD71	PO95
RAD72	PO95
RAD73	PO97
RAD74	PO98
RAD75	PO100-PO102, PO104-PO106
RAD76	PO100-PO102, PO104-PO106
RAD77	PO100-PO102
RAD78	PO103
RAD79	PO107
RAD80	PO108

Part I - Requirements for accepted development - Special use precinct

Table 6.2.2.5.1 Requirements for accepted development - Special use precinct

Requirements for accepted development	
General requirements	
Building setbacks	
RAD1	Buildings and structures are setback as follows: <ul style="list-style-type: none"> a. road frontage - 6m b. side boundary - 3m c. rear boundary - 3m
Building height	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Site cover	
RAD3	Site cover does not exceed 40%.
Lighting	
RAD4	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>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Car parking	

RAD5	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Waste	
RAD6	Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Hazardous chemicals	
RAD7	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.
RAD8	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.
Building on sloping land	
RAD9	<p>Building and site design on slope between 10% and 15%:</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. <p>Note - This provision does not apply to outbuildings or any building works.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD10	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 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, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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	<p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	
Utilities	
RAD11	<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. <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD12	<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>
RAD13	<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	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD14	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> Planning scheme policy - Integrated design;

	<p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD15	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD16	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD17	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development-</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p>

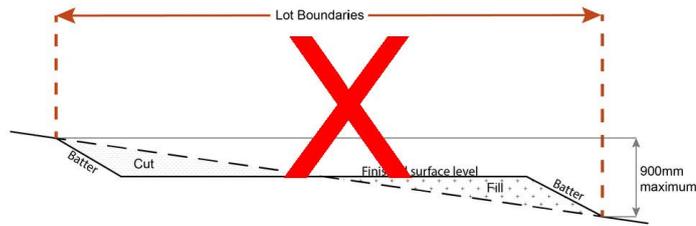
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	<p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 981 1468 1422"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management

RAD18	The site and any existing structures are to be maintained in a tidy and safe condition.
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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>

RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD22	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
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.
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.
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
RAD	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.
Earthworks	
RAD25	The total of all cut and fill on-site does not exceed 900mm in height. Figure -- Cut and Fill



Note—This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

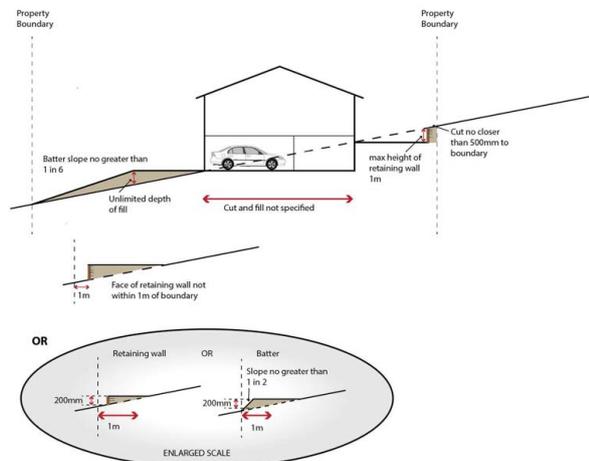
OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD

Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:

	<ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	All fill and excavation is contained on-site and is free draining.
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD26	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm;

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	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</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 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: <ol 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.
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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> <ol 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> <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	
Caretaker's accommodation⁽¹⁰⁾	
RAD32	Caretaker's accommodation ⁽¹⁰⁾ has a maximum GFA of 80m ² .
RAD33	No more than 1 caretaker's accommodation ⁽¹⁰⁾ is established per site.
RAD34	Does not gain access from a separate driveway to the main use on the site.

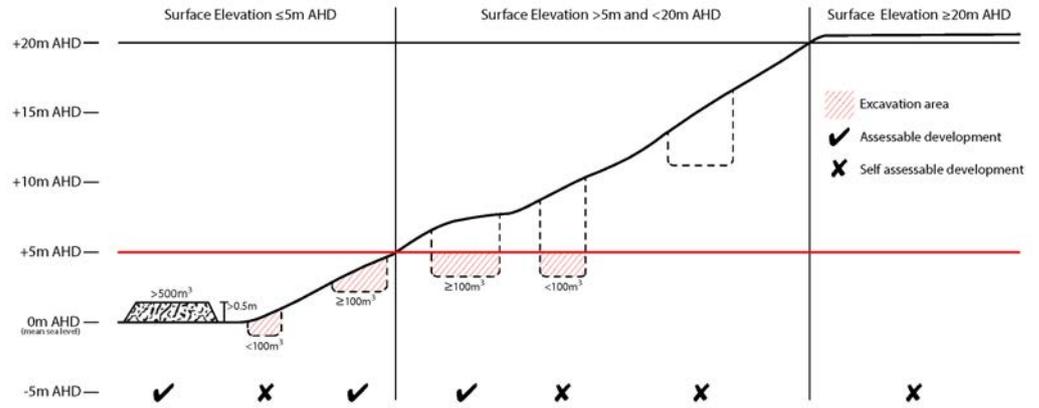
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RAD35	Includes a minimum 16m ² of private open space directly accessible from a habitable room.
RAD36	Provide car parking in accordance with Schedule 7 - Car parking.
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the 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>	
RAD37	A minimum area 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.
RAD38	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.
RAD39	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.
RAD40	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD41	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD42	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>
RAD43	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 requirements</p> <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>	
<p>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)</p> <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>	

RAD44

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.

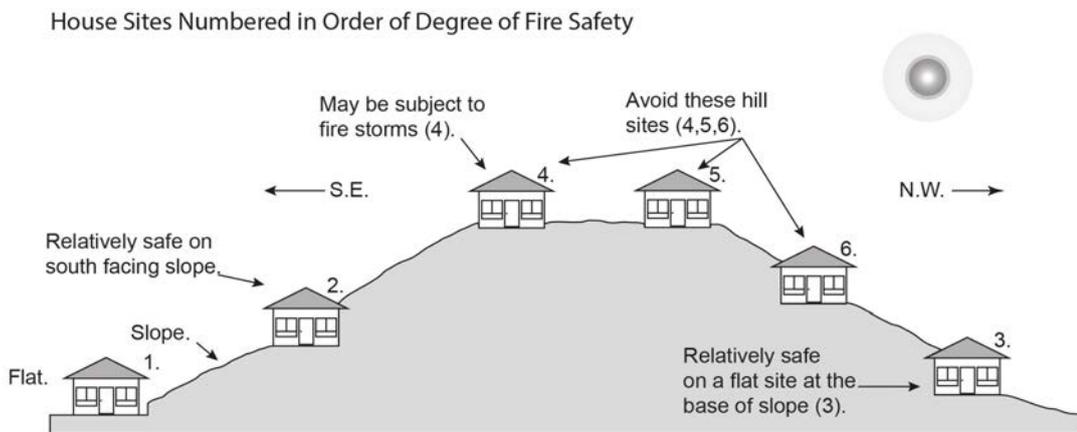


Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD45

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.



(1 being the safest , 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

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<p>RAD46</p>	<p>Buildings 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, 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 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 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>RAD47</p>	<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.
<p>RAD48</p>	<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.
<p>RAD49</p>	<p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 	

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

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

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

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

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

RAD50	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ul style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD51	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p>

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	<ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<p>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)</p>	
RAD52	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD53	<p>Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.</p>
RAD54	<p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<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>	
RAD55	<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>

	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD56	<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>
RAD57	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD58	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD59	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD60	<p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD61	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
RAD62	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD63	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾;

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	<ul style="list-style-type: none"> k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD64	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD65	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD66	<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.
RAD67	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD68	<p>On-site sewerage facilities in a Water supply buffer for a dwelling house⁽²²⁾ include:</p> <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD69	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD70	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD71	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD72	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD73	<p>Development does not include the following uses located within a landfill site buffer:</p> <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾;

	<ul style="list-style-type: none"> g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾; k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾.
RAD74	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD75	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.
RAD76	<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>
RAD77	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD78	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.
RAD79	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD80	<p>No development is to occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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

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

Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part H — Criteria for assessable development- Special use 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 6.2.2.5.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Assessable development - Special use precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Built form and design outcomes for all development	
<p>PO1</p> <p>Buildings and structures are of a height, scale and bulk which:</p> <ol style="list-style-type: none"> a. is visually compatible with existing buildings or structures; b. is consistent with existing amenity and character and does not appear overbearing, visually dominant or out of character with the surrounding environment; c. minimises the visual impact of large-scale built form; d. does not result in an adverse impact of visual amenity, privacy or impinge upon the receipt of natural sunlight or outlook; e. is designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security. 	<p>E1</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
PO2	E2.1

<p>Buildings and structures 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. avoid blank walls through façade articulation to create visual interest and deter graffiti and vandalism; c. activate and address the street, public area or public open space; d. reduce cluttering of plant and equipment on building roofs. 	<p>Development provides materials and finishes of a high quality that are not susceptible to stain, discolour or deterioration.</p> <p>E2.2</p> <p>Development incorporates articulated walls with variation, detail and colour to reduce the bulk and impact of development and minimise expansive blank walls.</p> <p>E2.3</p> <p>The main facade of the building directly addresses and faces the street and contains a mix of materials and colours.</p> <p>E2.4</p> <p>Building utilities such as lift motor rooms and telecommunications equipment are designed to be visually integrated with the building.</p>
<p>PO3</p> <p>Development will:</p> <ul style="list-style-type: none"> a. maintain a balance area of the site that is open and uncluttered by building and structures; 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>E3</p> <p>Site cover of all buildings and structures does not exceed 40%.</p>
Building setbacks	
<p>PO4</p> <p>Building setback:</p> <ul style="list-style-type: none"> a. is sufficient to minimise overlooking and maintain privacy of adjoining properties; b. is sufficient to ensure development is not visually dominant or overbearing on adjoining properties. 	<p>E4</p> <p>Buildings and structures are setback as follows</p> <ul style="list-style-type: none"> a. road frontage - 6m b. side boundary - 3m c. rear boundary - 3m
Building on sloping land between 10% and 15%	
<p>PO5</p> <p>On slopes between 10% and 15%, building and site design must achieve the following:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; 	<p>E5</p> <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;

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<ul style="list-style-type: none"> b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm; d. minimise any visual impact on the landscape character; and e. protect the amenity of adjoining properties. 	<ul style="list-style-type: none"> 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.
Personal and property safety	
<p>PO6</p> <p>Buildings and spaces are designed and constructed to create a safe and secure environment by incorporating key crime prevention through environmental design principles, including:</p> <ul style="list-style-type: none"> a. casual surveillance opportunities and sight lines; b. way-finding cues and signage; c. defined different uses and private and public ownership through adequate fencing and signage; d. light illuminates pathways and potential entrapment areas as well as maximising opportunities for penetration of natural light into spaces; e. minimise predictable routes and entrapment locations. 	<p>No example provided.</p>
Amenity	
<p>PO7</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisances.</p>	<p>No example provided.</p>
<p>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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO8</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>E8.1</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 E8.1 (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>E8.2</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 E8.2 (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>E8.3</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>
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	<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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E8.3 (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>PO9</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>E9</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>PO10</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>E10</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>PO11</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>E11.1</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. <p>E11.2</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>

Car parking	
<p>PO12</p> <p>Traffic generation, vehicle movement and on-site car parking associated with an activity:</p> <ol style="list-style-type: none"> a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; c. is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; d. 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>E12</p> <p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p>
Bicycle parking and end of trip facilities	
<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> <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>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> <ol 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;

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- 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.

- 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.

E13.3

For non-residential uses, storage lockers:

- 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.

E13.4

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
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	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
	<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> <p>d. are provided with:</p> <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 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>					
Landscaping and screening						
PO14	No example provided.					
Landscaping and screening is provided in a manner that:						
a. achieves a high level of privacy and amenity to sensitive land uses on adjoining properties and when viewed from the street;						

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<ul style="list-style-type: none"> b. reduces the visual impact of building bulk and presence and hard surface areas on the local character and amenity of adjoining sensitive land uses and from the street; c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design; d. achieves the design principles outlined in Planning scheme policy - Integrated design. 	
Loading and servicing	
<p>PO15</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. 	<p>No example provided.</p>
Waste	
<p>PO16</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>E16</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Noise	
<p>PO17</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>PO18</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>E18.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</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>E18.2</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>
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Clearing of habitat trees where not located within the Environmental areas overlay map

<p>PO19</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>
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Works criteria

Utilities	
PO	E

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Utilities	
<p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is effective in delivery of service and meets reasonable community expectations; has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; ensures a logical, sequential, efficient and integrated roll out of the service network; 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>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO20</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾; foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO21</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E21</p> <p>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>E24.1</p>

Utilities	
<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>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E24.2</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>E24.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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 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 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>
<p>PO26</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>
Access	
<p>PO27</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <p>a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to</p>	<p>No example provided.</p>

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<p>the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.);</p> <ul style="list-style-type: none"> 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>PO28</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO29</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>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</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 mapped on Overlay map - Road hierarchy.</p>
	<p>E29.2</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>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 development layout allows forward vehicular access to and from the site.</p>
<p>PO30</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E30.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p>

	<p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. Where for a Council-controlled road; and not associated with a Dwelling house:</p> <p>i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking;</p> <p>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</p> <p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
	<p>E30.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <p>a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking;</p> <p>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and</p> <p>c. the relevant standards in Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E30.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p>

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	<p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; 	<p>No example provided</p>

<p>g. emergency access and waste collection;</p> <p>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</p> <p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement.</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO31</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;-</p> <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 refer to Planning scheme policy -- Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy -- Integrated transport assessment.</p> <p>Note -- The road network is mapped on Overlay map -- Road hierarchy.</p> <p>Note -- The primary and secondary active transport network is mapped on Overlay map -- Active transport</p> <p>Note -- To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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>	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

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<p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy -</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p>

<p>Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <thead> <tr> <th data-bbox="810 201 1134 259">Situation</th> <th data-bbox="1142 201 1453 259">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 271 1134 371"> Frontage road unconstructed or gravel road only; </td> <td data-bbox="1142 271 1453 719" rowspan="3"> Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. </td> </tr> <tr> <td data-bbox="810 394 1134 618"> OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; </td> </tr> <tr> <td data-bbox="810 640 1134 831"> OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. </td> </tr> <tr> <td colspan="2" data-bbox="1142 741 1453 999"> The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 	
Situation	Minimum construction								
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OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;									
OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.									
The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 									

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <hr/> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>

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	<p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO32</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>No example provided.</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>PO33</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>

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<p>PO35</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 506 1466 1032"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

Site works and construction management	
<p>PO36</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<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; 	<p>E37.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p>

<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 actionable nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees 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 or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p>
	<p>E37.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E37.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E37.4</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>Existing street trees are protected and not damaged during works.</p>

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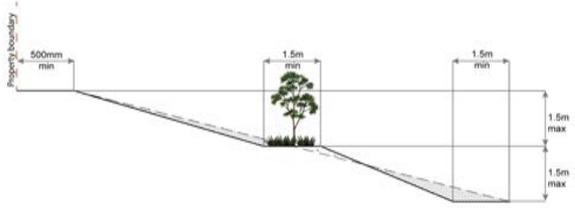
	<p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO38</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E38</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO39</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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> <p>E39.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p>

	<p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO40</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</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, building areas and other necessary areas for the works; and 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>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> <p>E41.2</p>

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<p>Note - No burning of cleared vegetation is permitted.</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>

<h2>Earthworks</h2>	
<p>PO43</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; 	<p>E43.1</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>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>e. low density or potentially collapsing soils;</p> <p>f. existing fill 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><i>Note – Filling or excavation works are to be completed within six months of the commencement date.</i></p>	<p>E43.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E43.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E43.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).</p> <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>PO44</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E44</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO45</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E45.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p>

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<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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E45.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO46</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO47</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.

- a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or
- b. redirect stormwater surface flow away from existing flow paths; or
- c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:
 - i. concentrates the flow; or
 - ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or
 - iii. causes actionable nuisance to any person, property or premises.

Retaining walls and structures

PO48

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

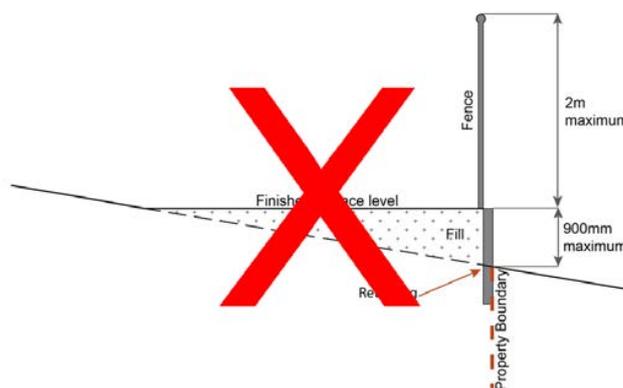
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E48

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 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 - Gut

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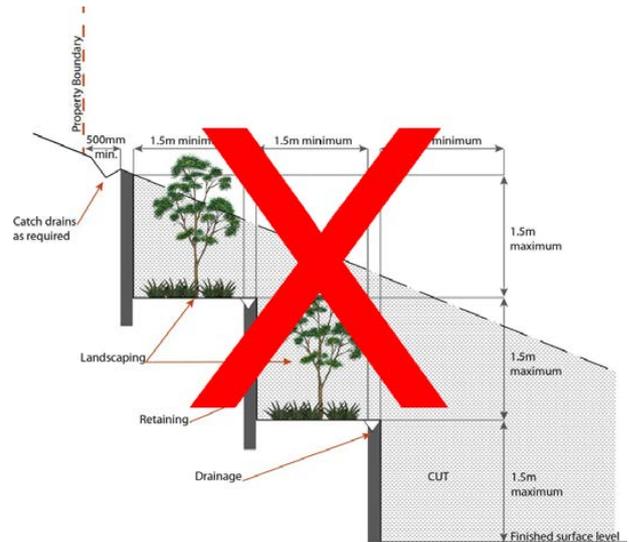
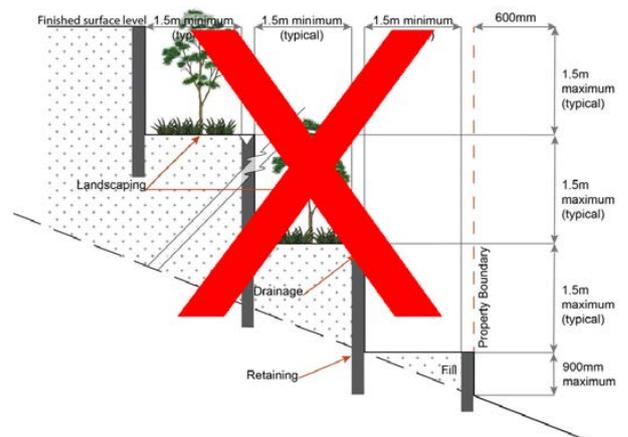


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

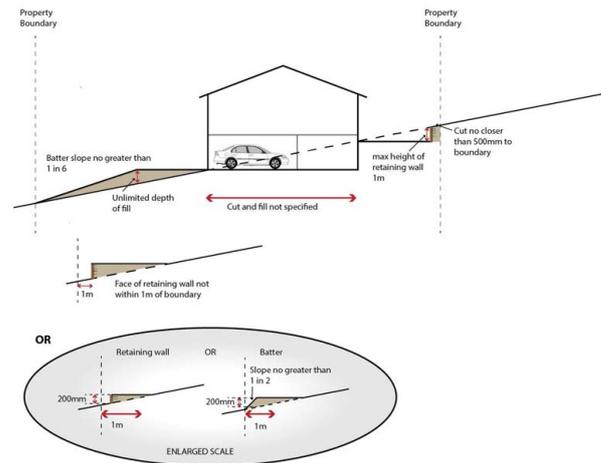
OR

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

6 Zones

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

<p>PO49</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>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> <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
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	<p>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> <hr/> <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> <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> <hr/> <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>
<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> <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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>

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	<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>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	
Caretaker's accommodation⁽¹⁰⁾	
<p>PO52</p> <p>Development for a Caretaker's accommodation⁽¹⁰⁾:</p> <p>a. does not compromise the productivity of the use;</p> <p>b. is domestic in scale;</p> <p>c. provides adequate car parking provisions exclusive to the primary use of the site;</p> <p>d. is safe for the residents;</p> <p>e. has regards to the landscape and private recreation needs of the resident.</p>	<p>E52</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <p>1. has a maximum GFA of 80m²;</p> <p>2. no more than 1 caretaker's accommodation⁽¹⁰⁾ is established per site;</p> <p>3. does not gain access from a separate driveway to the main use on the site;</p> <p>4. provides a minimum 16m² of private open space directly accessible from a habitable room;</p> <p>5. provides car parking in accordance with Schedule 7 - Car parking.</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>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>

<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls.
<p>PO54</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E54</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>PO55</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>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>
<p>Market⁽⁴⁶⁾</p>	
<p>PO56</p> <p>Markets⁽⁴⁶⁾ are located and laid out in a manner that provides for:</p> <ul style="list-style-type: none"> a. convenient pedestrian access and movement between proposed stalls; b. view corridors and legibility between stalls to adjacent roads, c. directional and information signage and surrounding uses; d. pedestrian comfort and safety, including the provision of public toilet facilities; e. waste and rubbish disposal facilities appropriate to the type and scale of the proposed market⁽⁴⁶⁾; 	<p>No example provided.</p>

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<p>f. emergency vehicle access to and within the market⁽⁴⁶⁾;</p> <p>g. safe, convenient and accessible car parking is provided to meet demand.</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>PO57</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>E57.1</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>E57.2</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>PO58</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>E58</p> <p>A minimum area 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>PO59</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E59</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>PO60</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>E60.1</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>E60.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E60.3</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>E60.4</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>E60.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E60.6</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>PO61</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</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>PO62</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>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>Tourist park⁽⁸⁴⁾</p>	
<p>PO63</p> <p>Development associated with a tourist park⁽⁸⁴⁾:</p>	<p>No example provided.</p>

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<ul style="list-style-type: none"> a. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents; b. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; c. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site. 	
Transport depot⁽⁸⁵⁾	
<p>PO64</p> <p>Development is located on a site of sufficient size to ensure:</p> <ul style="list-style-type: none"> a. the scale and intensity of the development does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; b. vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding locality. 	<p>E64.1</p> <p>Development, including all vehicle parking, drive way areas and storage areas, is set back 30m from all property boundaries.</p> <hr/> <p>E64.2</p> <p>The maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows:</p> <ul style="list-style-type: none"> a. 4 heavy vehicles b. 4 trailers c. 6 motor vehicles.
<p>PO65</p> <p>Development is suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised.</p>	<p>E65</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 to 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>
<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>PO66</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>E66</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>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>PO67</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; ensure safe and effective access for emergency services during a bushfire. 	<p>E67.1</p> <p>Buildings and structures are:</p> <ol style="list-style-type: none"> not located on a ridgeline; not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); dwellings are located on east to south facing slopes. <p>E67.2</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; an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and 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%:

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	<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>PO68</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>E68</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>PO69</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E69</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO70</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>E70</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</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.

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO71

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area

No example provided.

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<p>and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO72</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO73</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO74</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO75</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO76</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO77</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO78</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	

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<p>PO79</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO80</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO81</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO82</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	<p>No example provided.</p>

Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)

<p>PO83</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E83</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO84</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E84.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E84.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>	

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<p>PO85</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>E85</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>PO86</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>PO87</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>PO88</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment</p>	<p>E88</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

<p>report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO89</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the safety of people and property on a site and neighbouring sites from landslides; ensures the long-term stability of the site considering the full nature and end use of the development; ensures site stability during all phases of construction and development; minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E89</p> <p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
<p>PO90</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any adverse visual impact on the landscape character ; Protect the amenity of adjoining properties. 	<p>E90</p> <p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
<p>PO91</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ol style="list-style-type: none"> the long-term stability of the development site considering the full nature and end use of the development; site stability during all phases of construction and development; 	<p>E91</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

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<p>c. the development is not adversely affected by landslide activity originating on sloping land above the site;</p> <p>d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.</p>	
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO92</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E92</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO93</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E93.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p> <hr/> <p>E93.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p> <hr/> <p>E93.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p> <hr/> <p>E93.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>

	<p>E93.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO94</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E94</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas; vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO95</p> <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 water supply pipeline; maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>E95</p> <p>Development:</p> <ol style="list-style-type: none"> does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO96</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E96</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>PO97</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E97</p> <p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾;

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	<ul style="list-style-type: none"> c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO98</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>E98</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO99</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E99</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO100</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>PO101</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>	No example provided.
<p>PO102</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>	No example provided.
<p>PO103</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>E103</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>PO104</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>E104</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>

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<p>PO105</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>E105.1</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>PO106</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>E105.2</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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO107</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>E107</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>Riparian and wetland setbacks</p>	
<p>PO108</p>	<p>E108</p>

<p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

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6.2.3 Emerging community zone code

6.2.3.1 Application - Emerging community zone

This code applies to undertaking development in the Emerging community zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies to accepted development subject to requirements in the 6.2.3.1 'Interim precinct';
2. Part B of the code applies to assessable development in the 6.2.3.1 'Interim precinct';
3. Part C of the code applies to accepted development subject to requirements on a developable lot in the 6.2.3.2.1 'Developable lots';
4. Part D of the code applies to assessable, interim development on a developable lot in the 6.2.3.2.1 'Developable lots';
5. Part E of the code applies to accepted development subject to requirements, on a developed lot in the 6.2.3.2.2 'Developed lots';
6. Part F of the code applies to assessable, on a developed lot in the 6.2.3.2.2 'Developed lots'.

6.2.3.2 Purpose - Emerging community zone

1. The purpose of the Emerging community zone code is to:
 - a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
 - b. manage the timely conversion of non-urban land to urban purposes;
 - c. prevent or discourage development that is likely to compromise appropriate longer term land use.
2. The Emerging community zone has 2 precincts which have the following purpose;
 - a. The Interim precinct is to identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land pending further investigation.
 - b. The Transition precinct is to:

- i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land;
- ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.

Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.

3. The Emerging community zone seeks to implement the policy direction set in Part 3, Strategic Framework.

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6.2.3.1 Interim precinct

6.2.3.1.1 Purpose - Interim precinct

1. The purpose of the Emerging community zone - Interim precinct 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 in this precinct 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 precinct.
 - 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 as a interim precinct.
 - 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.
 - l. General works associated with the development achieves the following:
 - i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

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

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<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ - where not for a cattery or kennel • Caretaker's accommodation⁽¹⁰⁾ • Cropping⁽¹⁹⁾ - if not forestry for wood production 	<ul style="list-style-type: none"> • Dwelling House⁽²²⁾ • Emerging services • Environment facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ - if on a lot greater than 1ha • Roadside stall⁽⁶⁸⁾ 	<ul style="list-style-type: none"> • Rural Industry⁽⁷⁰⁾ - if on a lot greater than 1ha and having a GFA of 150m² or less • Sales office⁽⁷²⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾
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s. Development in the Interim 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⁾ - if for a cattery or kennel • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ - if forestry for wood production • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ 	<ul style="list-style-type: none"> • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • 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⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<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⁾ • Rural workers' accommodation⁽⁷¹⁾ • 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⁾
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<ul style="list-style-type: none"> • Garden centre⁽³¹⁾ • Hardware trade and supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾
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- t. Development not listed in the tables above may be considered on its merits and where it reflects and support the outcomes of the zone.

6.2.3.1.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.3.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.3.1.1, 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 (RAD)	Corresponding performance outcomes (PO)
RAD1	PO4
RAD2	PO6
RAD3	PO5
RAD4	PO7
RAD5	PO8
RAD6	PO9
RAD7	PO10-PO13
RAD8	PO10-PO13
RAD9	PO14
RAD10	PO15
RAD11	PO18
RAD12	PO19-PO24
RAD13	PO27
RAD14	PO27
RAD15	PO29
RAD16	PO33
RAD17	PO35
RAD18	PO37
RAD19	PO38
RAD20	PO35
RAD21	PO39

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD22	PO39-PO44
RAD23	PO41
RAD24	PO45
RAD25	PO45
RAD26	PO45
RAD27	PO46
RAD28	PO47
RAD29	PO48
RAD30	PO48
RAD31	PO48
RAD32	PO49
RAD33	PO50
RAD34	PO50
RAD35	PO50
RAD36	PO51
RAD37	PO50
RAD38	PO50
RAD39	PO50
RAD40	PO52
RAD41	PO52
RAD42	PO53
RAD43	PO53
RAD44	PO54
RAD45	PO58
RAD46	PO58
RAD47	PO58
RAD48	PO58
RAD49	PO58
RAD50	PO60
RAD51	PO62
RAD52	PO63
RAD53	PO64
RAD54	PO64
RAD55	PO64

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD56	PO64
RAD57	PO66
RAD58	PO70
RAD59	PO70
RAD60	PO71
RAD61	PO72
RAD62	PO73
RAD63	PO74-PO85
RAD64	PO74-PO85
RAD65	PO86
RAD66	PO87
RAD67	PO87
RAD68	PO88
RAD69	PO88
RAD70	PO91
RAD71	PO91
RAD72	PO91
RAD73	PO93
RAD74	PO94
RAD75	PO95
RAD76	PO96-PO98, PO100-PO102
RAD77	PO96-PO98, PO100-PO102
RAD78	PO96-PO98
RAD79	PO99
RAD80	PO103
RAD81	PO104

Part A — Requirements for accepted development - Interim precinct

Table 6.2.3.1.1 Requirements for accepted development - Interim precinct

Requirements for accepted development	
General requirements	
Building height	
RAD1	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	

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<p>RAD2</p>	<p>Buildings and structures associated with the following uses are setback from all lot boundaries as follows:</p> <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) - 10m; 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. Rural Industry⁽⁷⁰⁾ - 20m; g. Wholesale nursery⁽⁸⁹⁾ - 10m; h. Veterinary services⁽⁸⁷⁾ - 10m.
<p>RAD3</p>	<p>Unless specified elsewhere in the zone 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 does not apply where a development footprint exists for a lot.</p>
<p>Development footprint</p>	
<p>RAD4</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>Building on sloping land</p>	
<p>RAD5</p>	<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>
<p>Lighting</p>	
<p>RAD6</p>	<p>Artificial lighting 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 the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.</p>

Hazardous Chemicals	
RAD7	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.
RAD8	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	
RAD9	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.
Car parking	
RAD10	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD11	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 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, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	
Utilities	
RAD12	<p>Where available, the development is connected to:-</p> <ol style="list-style-type: none"> an existing reticulated electricity supply;-

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	<ul style="list-style-type: none"> b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. constructed and dedicated road. <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
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Access	
RAD13	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ul style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road; and not associated with a Dwelling house: <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD14	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>

Stormwater	
RAD15	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>

RAD	<p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that results in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="264 1223 1465 1664"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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Site works and construction management

RAD	The site and any existing structures are to be maintained in a tidy and safe condition.
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6 Zones

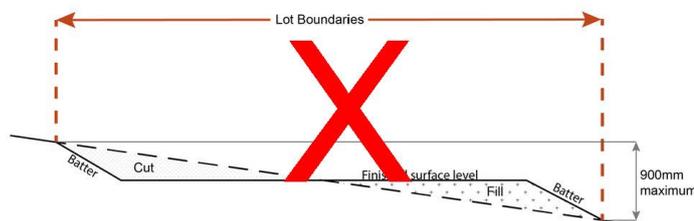
<p>RAD16</p>	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy – Stormwater management and Planning scheme policy – Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
<p>RAD</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>RAD</p>	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
<p>RAD19</p>	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>
<p>RAD17</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>RAD20</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>RAD18</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>RAD</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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<p>RAD</p>	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD22

The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

OR

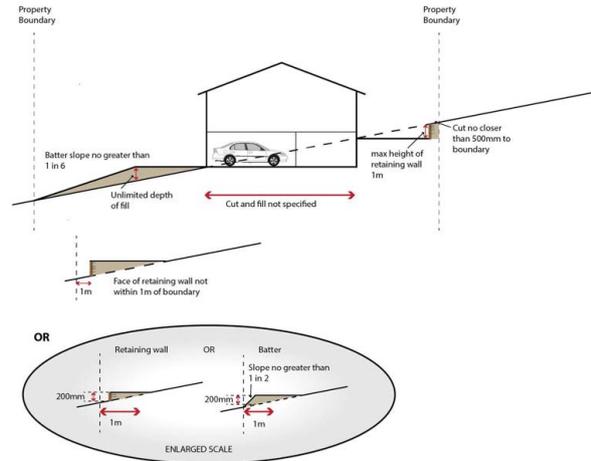
result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

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Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD21	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD23	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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

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<p>RAD24</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>RAD25</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>RAD26</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>RAD27</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); 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;

	<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>										
RAD28	<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											
RAD29	<p>The siting and design of dwellings ensures that the secondary dwelling is:</p> <p>a. not located in front of the primary dwelling;</p> <p>b. annexed to (adjoining, below or above) or located within 50.0m of the primary dwelling (excluding domestic outbuildings);</p> <p>c. accessed from the existing driveway giving access to the dwelling house⁽²²⁾.</p> <p>Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</p>										
RAD30	No more than 1 secondary dwelling is located on an allotment.										
RAD31	The GFA of the secondary dwelling does not exceed 100m ² GFA.										
Dwelling house⁽²²⁾ - Domestic outbuildings											
RAD32	<p>Domestic outbuildings:</p> <p>a. have a total combined maximum GFA roofed area as outlined in the table below:</p> <table border="1" data-bbox="268 1675 1465 1944"> <thead> <tr> <th>Size of lot</th> <th>Max. GFA Roofed Area</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>> Greater than 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>	Size of lot	Max. GFA Roofed Area	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²	> Greater than 1000m ² – 2000m ²	80m ²	Greater than 2000m ²	150m ²
Size of lot	Max. GFA Roofed Area										
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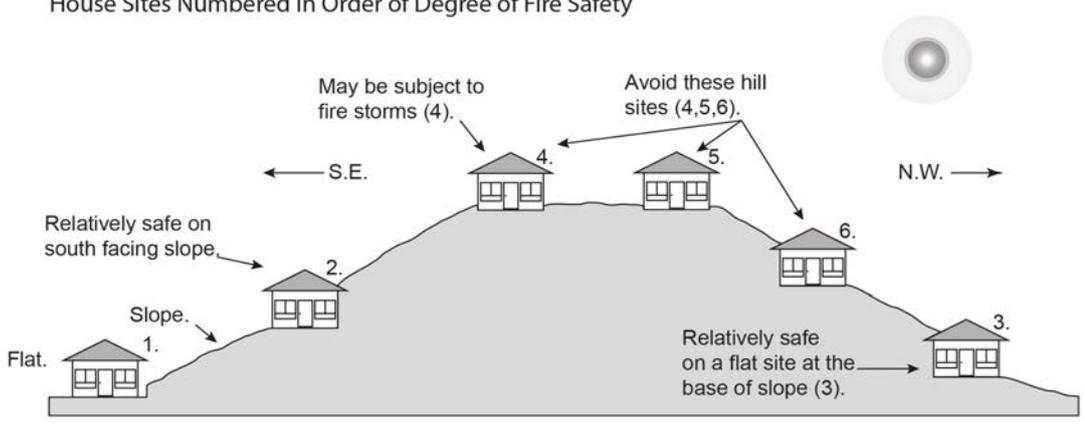
6 Zones

	<p>b. have a maximum building height of 4m and a mean height not exceeding 3.5m;</p> <p>c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks.</p> <p>Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.</p>
Home based business⁽³⁵⁾	
RAD33	Home based business(s) ⁽³⁵⁾ are fully contained within a dwelling or on-site structure, except for a home based child care facility.
RAD34	The maximum total use area is 100m ² .
RAD35	<p>Up to 2 additional non-residents, 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>
RAD36	<p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for:</p> <p>a. bed and breakfast or farmstay 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>
RAD37	<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>
RAD38	<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>
RAD39	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD40	<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>

RAD41	The use is not an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i> .
RAD42	Only goods grown, produced or manufactured on-site are sold from the site.
RAD43	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.
RAD44	For bed and breakfast and farmstays: <ul style="list-style-type: none"> a. overnight accommodation 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. <p>Note - RAD36 - RAD46 above do not apply to home based business⁽³⁵⁾</p>
Roadside stalls⁽⁶⁸⁾	
RAD45	No more than one roadside stall ⁽⁶⁸⁾ per property.
RAD46	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD47	The maximum area associated with a roadside stall ⁽⁶⁸⁾ , including any larger separate items displayed for sale, does not exceed 20m ² .
RAD48	Car parking for 2 vehicles is provided off the road carriage and located on the property.
RAD49	The roadside stall ⁽⁶⁸⁾ is located no closer than 100m from an intersection.
Sales office⁽⁷²⁾	
RAD50	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.	
RAD51	A minimum area 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.
RAD52	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.
RAD53	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.

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RAD54	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD55	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD56	<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>
RAD57	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	
<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>	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)	
<p>Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.</p>	
RAD58	<p>a. Building and structures are:</p> <ul style="list-style-type: none"> i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) <p>b. Dwellings are located on east to south facing slopes.</p>

	<p style="text-align: center;">House Sites Numbered in Order of Degree of Fire Safety</p>  <p>(1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.</p>
<p>RAD59</p>	<p>Buildings 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, 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 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 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>RAD60</p>	<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.
<p>RAD61</p>	<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.

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	<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> <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.
RAD62	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this requirements primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.</p>	
RAD63	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house ⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house ⁽²²⁾ only, and comprises an area no greater than 1500m ² .

	<p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD64	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD65	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾;

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	<ul style="list-style-type: none"> i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾. m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD66	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD67	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
<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>	
RAD68	<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>
RAD69	<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>
RAD70	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD71	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD72	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)</p>	

RAD73	Development does not: <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD74	Buildings, excluding domestic outbuildings: <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD75	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD76	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.
RAD77	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>
RAD78	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD79	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.
RAD80	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD81	No development is to occur within: <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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	<p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
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Part B — Criteria for assessable development - Interim 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 6.2.3.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.1.2 Assessable development - Interim precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
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. result in minimal investment; c. 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 precinct; 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; 	No example provided.

<p>e. are not visually dominant from the streetscape or adjoining properties;</p> <p>f. utilise materials, finishes and colours that are consistent with existing semi-rural environment.</p>	
Site density	
<p>PO3</p> <p>Development does not result in residential density exceeding more than one dwelling house⁽²²⁾ per lot.</p>	<p>No example provided</p>
Building height	
<p>PO4</p> <p>The height of buildings and structures:</p> <p>a. is consistent with the existing low rise, open area and low density character and amenity of the Interim precinct;</p> <p>b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.</p>	<p>E4.1</p> <p>Unless otherwise specified in this code, the height of all buildings and structures does not exceed 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 zone 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>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>

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<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 interim precinct.</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>
<p>Development footprint</p>	
<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>
<p>Building on sloping land</p>	
<p>PO8</p> <p>Building and site design on slopes between 10% and 15% must:</p> <p>a. use split-level, multiple-slab, pier or pole construction;</p> <p>b. avoid single-plane slabs and benching;</p> <p>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm;</p> <p>d. minimise any visual impact on the landscape character; and</p> <p>e. protect the amenity of adjoining properties.</p>	<p>No example provided.</p>
<p>Amenity</p>	
<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>	<p>No example provided.</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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	

<p>PO10</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>E10.1</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 E1.1 (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>E10.2</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 E1.2 (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>
	<p>E10.3</p>

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	<p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below:</p> <p>Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E1.3 (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>PO11</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>E11</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>PO12</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>E12</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>PO13</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>E13.1</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>E13.2</p> <p>The lowest point of any storage area for packages</p>

	>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.
Waste treatment	
PO14 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.	E14 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.
Car parking	
PO15 Traffic generation, vehicle movement and on-site car parking associated with an activity: a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; c. 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 d. does not result adverse impacts on the efficient and safe functioning of the road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	E15 On-site car parking is provided in accordance with Schedule 7 - Car parking.
Noise	
PO16 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.
PO17	E17.1

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<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>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> <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>
<p>Clearing of habitat trees where not located within the Environmental areas overlay map</p>	
<p>PO18</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>

Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is effective in delivery of service and meets reasonable community expectations; has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; ensures a logical, sequential, efficient and integrated roll out of the service network; 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>E</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO19</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E19</p> <p>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 sewerage area, the development is connected to a reticulated sewerage network.</p>

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	<p>E22.2</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>E22.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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 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>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 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 constructed and dedicated road access.</p>	<p>No example provided.</p>

Access	
<p>PO25</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO26</p> <p>The layout of the development does not compromise:</p> <p>a. the development of the road network in the area;</p>	<p>E26.1</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>b. the function or safety of the road network;</p> <p>c. the capacity of the road network.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>E26.2</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>E26.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO27</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E27.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. Where for a Council-controlled road; and not associated with a Dwelling house:</p> <p>i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking;</p> <p>ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</p> <p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p> <hr/> <p>E27.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <p>a. AS/NZS 2890.1 Parking Facilities Part 1:– Off street car parking;</p> <p>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and-</p> <p>c. the relevant standards in Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p>

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	<p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E27.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ul style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; 	<p>E</p> <p>No example provided</p>

<p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement.</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO28</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;-</p> <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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy:</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p>	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

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<p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p>

	<p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ul style="list-style-type: none"> a. Where the through road provides an access or collector function: <ul style="list-style-type: none"> i. intersecting road located on same side = 100 metres; ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: <ul style="list-style-type: none"> i. intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: <ul style="list-style-type: none"> i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres. d. Walkable block perimeter does not exceed 1500 metres. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (i.e. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>		
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 2024 1465 2083"> <tr> <td>Situation</td> <td>Minimum construction</td> </tr> </table>	Situation	Minimum construction
Situation	Minimum construction		

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<p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="804 197 1136 929"> <p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1141 197 1474 929"> <p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table>	<p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		
<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>			

<h2>Stormwater</h2>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p>

	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p> <p>Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through the development footprint.</p>
	<p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO29</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	No example provided.

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<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>PO30</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO31</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> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>
<p>PO</p> <p>Easements for drainage purposes are provided over:</p>	<p>E</p> <p>No example provided.</p>

<p>a. stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 387 1469 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 								
<p>Site works and construction management</p>									
<p>PO32</p>	<p>No example provided.</p>								

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<p>The site and any existing structures are maintained in a tidy and safe condition.</p>	
<p>PO33</p> <p>All works on-site are managed to:</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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>E33.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> 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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties. <p>E33.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E33.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>

	<p>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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO34</p> <p>Dust suppression measures are implemented during soil disturbances and 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 development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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> <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> <p>E35.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p>

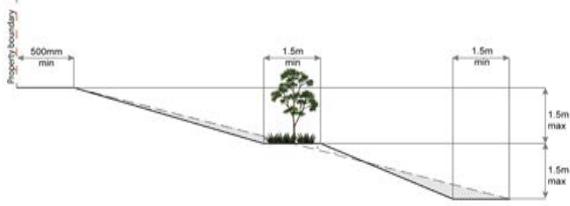
6 Zones

	<p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO36</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO37</p>	<p>E37.1</p>

<p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>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 of or storage of machinery or goods is to occur in these areas during development works.</p> <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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>E39.1</p>

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<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 fill 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 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>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> <p>E39.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E39.4</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>E39.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E39.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E39.7</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>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>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E41.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E41.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO</p> <p>Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.</p>	<p>E</p> <p>The area subject to filling or excavation does not contain any utility services.</p> <p>E</p> <p>The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.</p> <p>E</p> <p>The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres.</p>

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	<p>Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.</p>
<p>PO42</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO43</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.

Retaining walls and structures

PO44

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

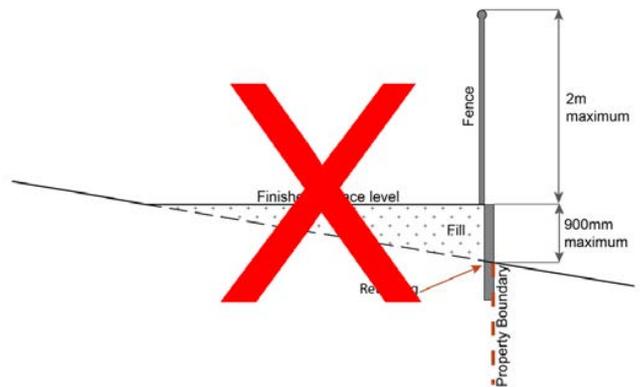
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E44

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 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

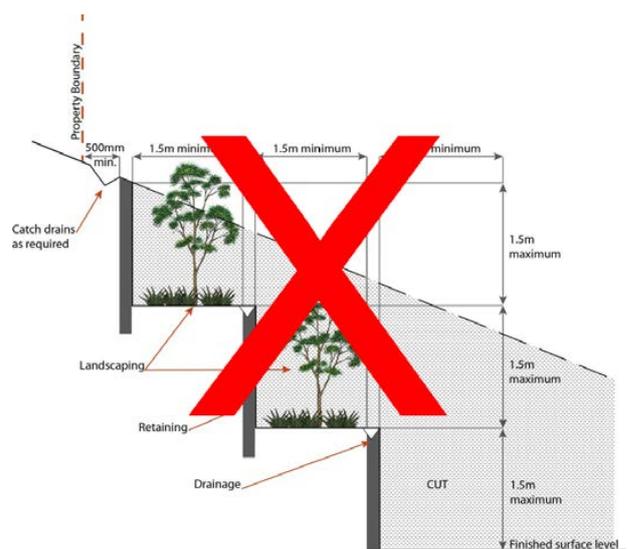
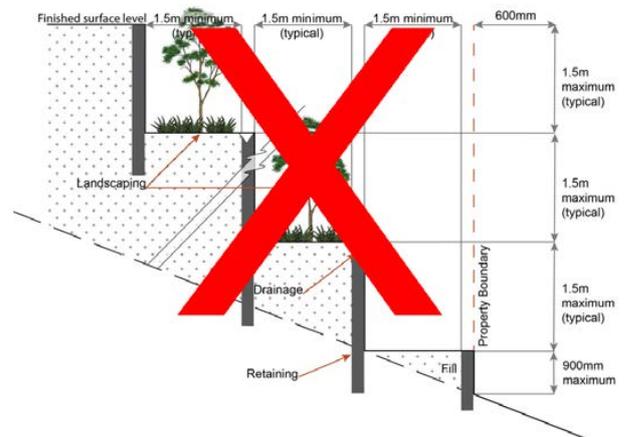


Figure - Fill

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Filling or excavation does not:

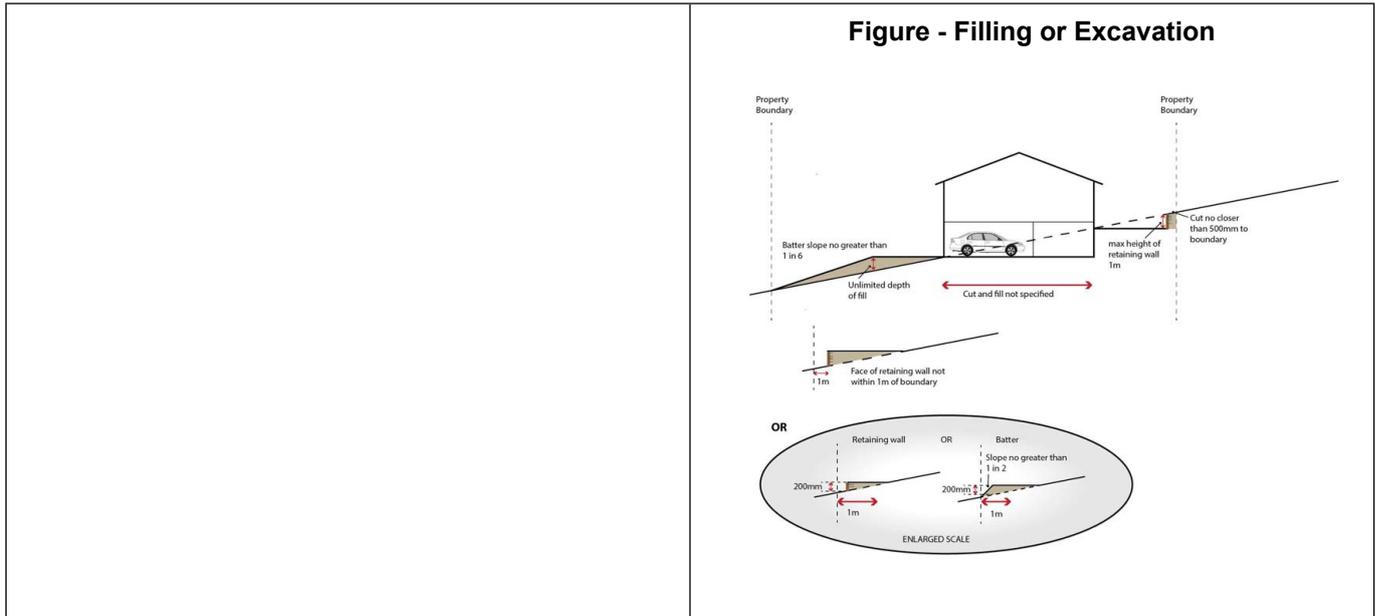
- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;
- c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.

Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.

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

6 Zones

- 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.

PO45

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.

E45.1

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.

E45.2

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.

E45.3

	<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> <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>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>

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Use specific criteria											
Dwelling house⁽²²⁾ - Secondary dwelling											
<p>PO48</p> <p>Secondary dwellings:</p> <p>a. are subordinate and ancillary to the primary dwelling in size and function;</p> <p>b. are not larger than 100m² GFA;</p> <p>c. have the appearance, bulk and scale of a single dwelling from the street;</p> <p>d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the dwelling house⁽²²⁾ on-site.</p>	<p style="color: red;">No example provided:</p> <p>E48.1</p> <p>The siting and design of dwellings ensures that the secondary dwelling is:</p> <p>a. not located in front of the primary dwelling;</p> <p>b. annexed to (adjoining, below or above) or located within 50m of the primary dwelling (excluding domestic outbuildings);</p> <p>c. accessed from the existing driveway giving access to the dwelling house⁽²²⁾.</p> <p>Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</p>										
	<p>E48.2</p> <p>No more than 1 secondary dwelling is located on an allotment.</p>										
	<p>E48.3</p> <p>The GFA of the secondary dwelling does not exceed 100m².</p>										
Dwelling house⁽²²⁾ - Domestic outbuildings											
<p>PO49</p> <p>Domestic outbuildings and car ports are:</p> <p>a. of a height that does not negatively impact the visual amenity of adjoining properties;</p> <p>b. located on-site to not dominate the streetscape.</p>	<p style="color: red;">No example provided:</p> <p>E49</p> <p>Domestic outbuildings:</p> <p>a. have a total combined maximum roofed area as outlined in the table below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Size of lot</th> <th style="text-align: center;">Max. Roofed Area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Less than 600m²</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">600m² - 1000m²</td> <td style="text-align: center;">70m²</td> </tr> <tr> <td style="text-align: center;">>1000m² - 2000m²</td> <td style="text-align: center;">80m²</td> </tr> <tr> <td style="text-align: center;">Greater than 2000m²</td> <td style="text-align: center;">150m²</td> </tr> </tbody> </table> <p>b. have a maximum building height of 4m and a mean height not exceeding 3.5m;</p>	Size of lot	Max. Roofed Area	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. Roofed Area									
Less than 600m ²	50m ²										
600m ² - 1000m ²	70m ²										
>1000m ² - 2000m ²	80m ²										
Greater than 2000m ²	150m ²										

	<p>c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks.</p> <p>Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.</p>
Home based business⁽³⁵⁾	
<p>PO50</p> <p>The Home based business(s)⁽³⁵⁾:</p> <p>a. is subordinate in size and function to the primary use on the site being a permanent residence;</p> <p>b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;</p> <p>c. store no more heavy vehicles, trailer and motor 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 Interim precinct;</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>E50.1</p> <p>The maximum total use area is 100m².</p> <p>E50.1</p> <p>The home based business(s)⁽³⁵⁾, including any storage, are fully enclosed within a dwelling or on-site structure.</p> <p>E50.2</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> <p>Note - This provision does not apply to Bed and Breakfast or farmstay business.</p> <p>E50.3</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>E50.4</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>

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	<p>E50.5</p> <p>Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.</p>
<p>PO51</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 Interim precinct.</p>	<p>E51</p> <p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for:</p> <ol style="list-style-type: none"> bed and breakfast or farm stay 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; starting and warming up of heavy vehicles, which can commence at 7.00am.
<p>PO52</p> <p>The Home based business(s)⁽³⁵⁾ does not result in:</p> <ol style="list-style-type: none"> an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA). 	<p>E52.1</p> <p>The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel.</p> <p>E52.2</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>E52.3</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>PO53</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> <ol style="list-style-type: none"> the display and sale of goods being viewed from outside of the site; overall development on the site having a predominantly commercial appearance. 	<p>E53.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p>E53.2</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>PO54</p>	<p>E54</p>

<p>Bed and breakfast and farmstays are of a size and scale that:</p> <ol style="list-style-type: none"> are consistent with the low intensity, open area character and amenity of the rural residential area; ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings. 	<p>For bed and breakfast and farmstays-</p> <ol style="list-style-type: none"> short-term accommodation⁽⁷⁷⁾ is provided in the dwelling house⁽²²⁾ of the accommodation operator; maximum 4 bedrooms are provided for a maximum of 10 guests; meals are served to paying guests only; rooms do not contain food preparation facilities.
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> <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>E55.1</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>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> <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>PO57</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>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>
Roadside stall⁽⁶⁸⁾	
<p>PO58</p>	<p>E58.1</p>

6 Zones

<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>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>E58.2</p> <p>Roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. provide car parking for 2 vehicles off the road carriage and located on the property; b. is located no closer than 100m from an intersection. <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>
<p>Rural industry⁽⁷⁰⁾</p>	
<p>PO59</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>
<p>Sales office⁽⁷²⁾</p>	
<p>PO60</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and retain a physical connection to land or building being displayed or sold.</p>	<p>E60</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>PO61</p>	<p>E61.1</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>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>PO62</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>E61.2</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>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E62</p> <p>A minimum area 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>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>E63</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>E64.1</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>E64.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E64.3</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>E64.4</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>

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	<p>E64.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E64.6</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>PO65</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>E65</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>PO66</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>E66</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>PO67</p> <p>Buildings and activities associated with a wholesale nursery⁽⁸⁹⁾:</p> <ol 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 arterial or sub-arterial. 	<p>No example provided.</p>

Note - Refer to Overlay map - Road hierarchy for road classification.	
Veterinary services⁽⁸⁷⁾	
<p>PO68</p> <p>Buildings and activities associated with veterinary services⁽⁸⁷⁾:</p> <ol style="list-style-type: none"> are for veterinary care, surgery and treatment of animals only; 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>	No example provided.
Winery⁽⁹⁰⁾	
<p>PO69</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; and 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>	No example provided.
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)</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>	

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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>PO70</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; e. ensure safe and effective access for emergency services during a bushfire. 	<p>E70.1</p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <hr/> <p>E70.2</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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>PO71</p> <p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> a. avoid potential for entrapment during a bushfire; 	<p>E71</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;

<ul style="list-style-type: none"> b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire. 	<ul style="list-style-type: none"> 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>PO72</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E72</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO73</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>E73</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 	

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- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO74

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

<p>PO75</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO76</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO77</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	No example provided.
<p>PO78</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.

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Vegetation clearing and soil resource stability	
<p>PO79</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO80</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO81</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO82</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO83</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; 	No example provided.

<p>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</p> <p>e. landscaping with native plants of local origin.</p> <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO84</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <p>a. pervious surfaces;</p> <p>b. providing deeply planted vegetation buffers and green linkage opportunities;</p> <p>c. landscaping with local native plant species to achieve well-shaded urban places;</p> <p>d. increasing the service extent of the urban forest canopy.</p>	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO85</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.</p>	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
<p>PO86</p> <p>Development:</p> <p>a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;</p> <p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive</p>	<p>E86</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <p>a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone;</p> <p>b. Community residence⁽¹⁶⁾;</p> <p>c. Dual occupancy⁽²¹⁾;</p> <p>d. Dwelling house⁽²²⁾;</p> <p>e. Dwelling unit⁽²³⁾;</p> <p>f. Hospital⁽³⁶⁾;</p> <p>g. Rooming accommodation⁽⁶⁹⁾;</p> <p>h. Multiple dwelling⁽⁴⁹⁾;</p>

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<p>land uses. Such measures include, but are not limited to:</p> <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<ul style="list-style-type: none"> i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO87</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E87.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E87.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO88</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>E88</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>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</p> <p>f. retain public access where this is currently provided.</p>	
<p>PO89</p> <p>Demolition and removal is only considered where:</p> <p>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</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>No example provided.</p>
<p>PO90</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>PO91</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E91</p> <p>Development does:</p> <p>a. not result in the removal of a significant tree;</p> <p>b. not occur within 20m of a protected tree;</p> <p>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO92</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p>	<p>E92</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>

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<ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO93</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E93</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO94</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<p>E94</p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO95</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p>	<p>E95</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

<ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	
<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>PO96</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>PO97</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>PO98</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>No example provided.</p>

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<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>PO99</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>E99</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>PO100</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>E100</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>PO101</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>E101.1</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>E101.2</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>PO102</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>No example provided.</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>PO103</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>E103</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>Riparian and wetland setbacks</p>	
<p>PO104</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E104</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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6.2.3.2 Transition precinct

6.2.3.2.1 Developable lots

6.2.3.2.1 Purpose - Transition precinct, developable lot

Editor's note -The outcomes in this section are generally the same as Interim precinct but for developable lots

1. For uses on developable lots the purpose of the Emerging Community Zone - transition precinct will be achieved through the following overall outcomes:
 - a. For interim uses development only occurs on a developable lot that is not serviced by all local government networks including water and sewer.
 - b. Development is to maintain a semi-rural character until such time as availability and provision of infrastructure is delivered and relevant site specific constraints are resolved.
 - c. Interim uses are appropriate in this precinct where they:
 - i. would be compatible with the existing semi-rural character and urban uses;
 - ii. would not prejudice or delay the development of the site and adjoining areas;
 - 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 precinct.
 - f. Secondary dwellings associated with a principal dwelling, remaining 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 as a transition precinct.
 - 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.
 - l. General works associated with the development achieves the following:
 - i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.

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

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ - if not for a cattery or kennel 	<ul style="list-style-type: none"> • Dwelling House⁽²²⁾ • Emergency services • Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Rural Industry⁽⁷⁰⁾ - if on a lot greater than 1ha and having a GFA of 150m² or less
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<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Cropping⁽¹⁹⁾ - if not forestry for wood production 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ - if on a lot greater than 1ha • Roadside stall⁽⁶⁸⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾
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p. Development in the Transition precinct, on a developable lot 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⁾ - if for a cattery or kennel • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ - if forestry for wood production • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • 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⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<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⁾ • Rural workers' accommodation⁽⁷¹⁾ • 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⁾
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<ul style="list-style-type: none"> • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾
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- q. Development not listed in the tables above may be considered on its merits and where it reflects and support the outcomes of the zone.

6.2.3.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 6.2.3.2.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 6.2.3.2.1.1, 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 (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO5
RAD3	PO7
RAD4	PO6
RAD5	PO8
RAD6	PO9
RAD7	PO10-PO11
RAD8	PO12-PO15
RAD9	PO12-PO15
RAD10	PO16
RAD11	PO17
RAD12	PO20
RAD13	PO21-PO26
RAD14	PO29
RAD15	PO29
RAD16	PO31
RAD17	PO35
RAD18	PO37
RAD19	PO39
RAD20	PO40
RAD21	PO37

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD22	PO41
RAD23	PO41-PO46
RAD24	PO43
RAD25	PO47
RAD26	PO47
RAD27	PO47
RAD28	PO48
RAD29	PO49
RAD30	PO50
RAD31	PO50
RAD32	PO50
RAD33	PO51
RAD34	PO52
RAD35	PO52
RAD36	PO52
RAD37	PO53
RAD38	PO52
RAD39	PO52
RAD40	PO52
RAD41	PO54
RAD42	PO54
RAD43	PO55
RAD44	PO55
RAD45	PO56
RAD46	PO60
RAD47	PO60
RAD48	PO60
RAD49	PO60
RAD50	PO60
RAD51	PO62
RAD52	PO64
RAD53	PO65
RAD54	PO66
RAD55	PO66

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD56	PO66
RAD57	PO66
RAD58	PO68
RAD59	PO72
RAD60	PO73
RAD61	PO73
RAD62	PO74
RAD63	PO75
RAD64	PO76
RAD65	PO77-PO88
RAD66	PO77-PO88
RAD67	PO89
RAD68	PO90
RAD69	PO90
RAD70	PO91
RAD71	PO91
RAD72	PO94
RAD73	PO94
RAD74	PO94
RAD75	PO95
RAD76	PO96
RAD77	PO97
RAD78	PO104
RAD79	PO98
RAD80	PO98
RAD81	PO100
RAD82	PO99
RAD83	PO99
RAD84	PO99
RAD85	PO98
RAD86	PO100
RAD87	PO100
RAD88	PO102-PO103
RAD89	PO106-PO108, PO110-PO112

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD90	PO106-PO108, PO110-PO112
RAD91	PO106-PO108
RAD92	PO109
RAD93	PO113
RAD94	PO114

Part C - Requirements for accepted development - Transition precinct, developable lot

Table 6.2.3.2.1.1 Requirements for accepted development - Transition precinct, developable lot

Requirements for accepted development - For developable lots only	
General requirements	
Servicing	
RAD1	The site is a developable lot that is not serviced with all local government networks including water and sewer.
Building height	
RAD2	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
RAD3	<p>Buildings and structures associated with the following uses are setback from all lot boundaries as follows:</p> <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) - 10m; 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. Rural Industry⁽⁷⁰⁾ - 20m; g. Wholesale nursery⁽⁸⁹⁾ - 10m; h. Veterinary services⁽⁸⁷⁾ - 10m.
RAD4	<p>Unless specified elsewhere in the zone 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 does not apply where a development footprint exists for a lot.</p>

Development footprint	
RAD5	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	
RAD6	<p>Building and site design on slopes between 10% and 15%:</p> <ol style="list-style-type: none"> use split-level, multiple-slab, pier or pole construction; avoid single-plane slabs and benching; 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	
RAD7	<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 the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.</p>
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.
Car parking	
RAD11	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD12	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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;

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	<p>d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p> <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
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Works requirements

Utilities

RAD13

~~Where available, the development is connected to:-~~

- a. ~~an existing reticulated electricity supply;-~~
- b. ~~telecommunications and broadband;~~
- c. ~~reticulated sewerage;~~
- d. ~~reticulated water;~~
- e. ~~constructed and dedicated road.~~

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

Access

RAD

The frontage road is fully constructed to Council's standards.

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

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

RAD14

Any new or changes to existing ~~site access~~ crossovers and driveways are designed, and located and constructed in accordance with:

	<p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p> <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <p>i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking;</p> <p>ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;</p> <p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD15	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD16	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD	<p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p> <p>b. that results in 6 or more dwelling; or</p> <p>c. that results in an impervious area greater than 25% of the net developable area,</p> <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
RAD	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.

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	<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 728 1465 1171"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management	
RAD	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD17	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	Existing street trees are protected and not damaged during works.

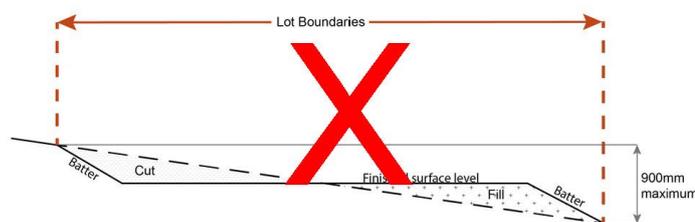
	Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD20	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD18	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	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.
RAD19	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
RAD	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

Earthworks

RAD23

The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



6 Zones

Note—This is site earthworks not building work:

Filling or excavation does not:

a. **involve a change in level of more than 1.0m relative to natural ground level**

OR

result in a batter greater than 1V to 6H;

b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

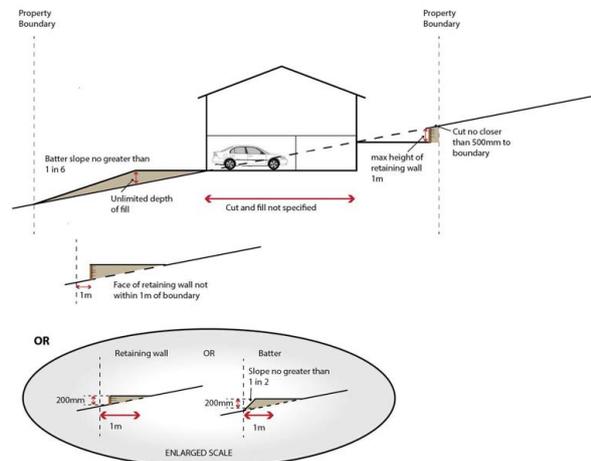
c. **result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;**

d. **result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:**

- i. **the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level;**
OR
- ii. **the batter slope within that 1.0m strip is no steeper than 1V to 2H.**

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD

Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:

- a. **any cut batter is no steeper than 1V in 4H;**
- b. **any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H;**
- c. **any compacted fill batter is no steeper than 1V in 4H.**

RAD

All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.

RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	<p>All fill and excavation is contained on-site and is free draining.</p>
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD22	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD24	<p>Filling or excavation that would result in any of the following is not carried out on site: 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; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

RAD25

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):

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

RAD26

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.

RAD27	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> .
RAD28	<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>
RAD29	<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	
RAD30	<p>The siting and design of dwellings ensures that the secondary dwelling is:</p> <ol style="list-style-type: none"> a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50.0m of the primary dwelling (excluding domestic outbuildings). <p>Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</p>
RAD31	No more than 1 secondary dwelling is located on an allotment.
RAD32	The GFA of the secondary dwelling does not exceed 100m ² GFA.
Dwelling house⁽²²⁾ - Domestic outbuildings	

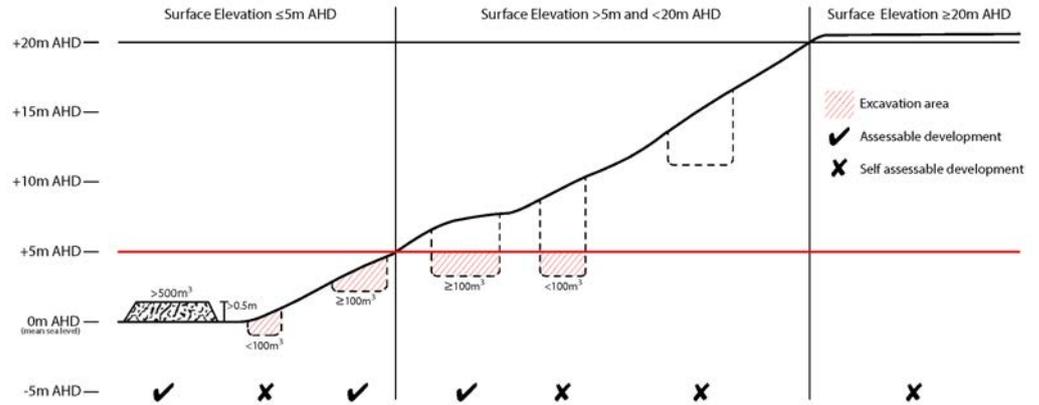
6 Zones

<p>RAD33</p>	<p>Domestic outbuildings:</p> <p>a. have a total combined maximum GFA roofed area as outlined below:</p> <table border="1" data-bbox="256 344 1465 613"> <thead> <tr> <th>Size of lot</th> <th>Max. GFA Roofed area</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>> Greater than 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> <p>b. have a maximum building height of 4m and a mean height not exceeding 3.5m;</p> <p>c. are located behind the main building line and not within primary or secondary frontage setbacks or trafficable water body setbacks.</p> <p>Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.</p>	Size of lot	Max. GFA Roofed area	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²	> Greater than 1000m ² – 2000m ²	80m ²	Greater than 2000m ²	150m ²
Size of lot	Max. GFA Roofed area										
Less than 600m ²	50m ²										
600m ² - 1000m ²	70m ²										
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Greater than 2000m ²	150m ²										
<p>Home based business⁽³⁵⁾</p>											
<p>RAD34</p>	<p>Home based business(s)⁽³⁵⁾ are fully contained within a dwelling or on-site structure, except for a home based child care facility.</p>										
<p>RAD35</p>	<p>The maximum total use area is 100m².</p>										
<p>RAD36</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>RAD37</p>	<p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for:</p> <p>a. bed and breakfast or farmstay 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>RAD38</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>										

RAD39	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. Note - Planting for screening is to have a minimum depth of 3m.
RAD40	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD41	The use does not involve vehicle servicing or major repairs, including spray painting or panel beating. 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.
RAD42	The use is not an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i> .
RAD43	Only goods grown, produced or manufactured on-site are sold from the site.
RAD44	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.
RAD45	For bed and breakfast and farmstays: a. overnight accommodation 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. Note - RAD34 - RAD44 above do not apply to home based business ⁽³⁵⁾ .
Roadside stalls⁽⁶⁸⁾	
RAD46	No more than one roadside stall ⁽⁶⁸⁾ per property.
RAD47	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD48	The maximum area associated with a roadside stall ⁽⁶⁸⁾ , including any larger separate items displayed for sale, does not exceed 20m ² .
RAD49	Car parking for 2 vehicles is provided off the road carriage and located on the property.
RAD50	The roadside stall ⁽⁶⁸⁾ is located no closer than 100m from an intersection.
Sales office⁽⁷²⁾	
RAD51	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.	

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RAD52	A minimum area 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.
RAD53	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.
RAD54	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.
RAD55	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD56	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD57	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>
RAD58	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	
<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>	
RAD59	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.



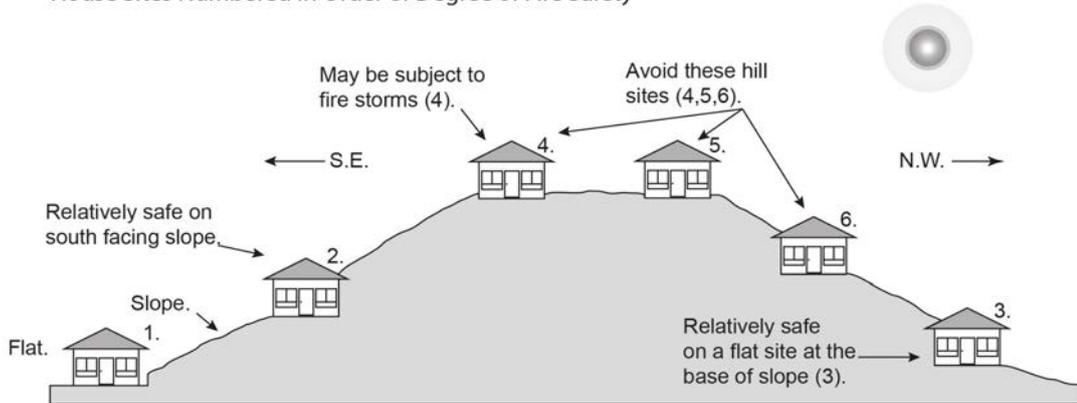
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD60

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.

House Sites Numbered in Order of Degree of Fire Safety



(1 being the safest , 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD61

- 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;

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	<ul style="list-style-type: none"> 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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>
RAD62	<p>The length of driveway:</p> <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.
RAD63	<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.
RAD64	<p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 	

- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD65	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².</p> <p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ul style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD66	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p>

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	<ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<p>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)</p>	
RAD67	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD68	<p>Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.</p>
RAD69	<p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<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>	
RAD70	<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>

	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD71	<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>
RAD72	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD73	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD74	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD75	<p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD76	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
RAD77	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD78	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
RAD79	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD80	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD81	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):

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	<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.
RAD82	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD83	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD84	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD85	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD86	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD87	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD88	All habitable rooms located within an Electricity supply substation buffer are: <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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD89	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.
RAD90	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>
RAD91	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD92	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.

RAD93	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.
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD94	<p>No development is to occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>

Part D - Criteria for assessable development - Transition precinct, developable lot

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 6.2.3.2.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.2.1.2 Assessable development - Transition precinct, developable lot

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Servicing	
<p>PO1</p> <p>The site is a developable lot that is not serviced with all local government networks including water and sewer.</p>	No example provided.
Interim uses	
<p>PO2</p> <p>Interim uses:</p>	No example provided.

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<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. result in minimal investment; c. do not prejudice or delay the use of the land for urban purposes. 	
<p>PO3</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 precinct; 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. 	<p>No example provided.</p>
<p>Site density</p>	
<p>PO4</p> <p>Development does not result in residential density exceeding more than one dwelling house⁽²²⁾ per lot.</p>	<p>No example provided.</p>
<p>Building height</p>	
<p>PO5</p> <p>The height of buildings and structures:</p> <ul style="list-style-type: none"> a. is consistent with the existing low rise, open area and low density character and amenity of the Interim precinct; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises. 	<p>E5</p> <p>Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.</p>
<p>Setbacks</p>	
<p>PO6</p>	<p>E6</p>

<p>Buildings and structures are setback to:</p> <ol style="list-style-type: none"> be consistent with the semi-rural character of the area; result in development not being visually dominant or overbearing with respect on adjoining properties; maintain the privacy of adjoining. 	<p>Unless specified elsewhere in the zone code, the minimum setback from a boundary is as follows:</p> <ol style="list-style-type: none"> Front boundary – 6m; Side boundary – 4.5m; Rear boundary – 4.5m. <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
<p>PO7</p> <p>Non-residential uses are setback to ensure:</p> <ol style="list-style-type: none"> chemical spray, fumes, odour, dust are contained on-site; 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 buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the interim precinct. 	<p>E7</p> <p>The following uses and associated buildings are setback from all property boundaries as follows:</p> <ol style="list-style-type: none"> Animal husbandry⁽⁴⁾ (buildings only) - 10m; Cropping⁽¹⁹⁾ (buildings only) - 10m; Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m; Cropping⁽¹⁹⁾ (buildings only) - 10m; Intensive horticulture⁽⁴⁰⁾ - 10m; Rural Industry⁽⁷⁰⁾ - 20m; Wholesale nursery⁽⁸⁹⁾ - 10m; Veterinary services⁽⁸⁷⁾ - 10m.
Development footprint	
<p>PO8</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	
<p>PO9</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; ensure the height of any cut or fill, whether retained or not, does not exceed 900mm; 	<p>No example provided.</p>

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<p>d. minimise any visual impact on the landscape character; and</p> <p>e. protecting the amenity of adjoining.</p>	
<p>Amenity</p>	
<p>PO10</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>PO11</p> <p>Development is located, designed and operated to avoid nuisance impacts caused by glare and lighting on another property. Nuisance effects generated as a result of development are to be contained to the development site.</p>	<p>E11</p> <p>Illumination does not exceed the recommended maximum values of light technical parameters for the control of obtrusive light in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</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>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> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <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. <p>b. For any hazard scenario involving fire or explosion:</p> <ol style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>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 x 10⁻⁶/year.</p>
	<p>E12.2</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 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>
	<p>E12.3</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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <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 50×10^{-6}/year.</p>
PO13	E13

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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.	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>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>
Waste Treatment	
<p>PO16</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>E16</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>
Car parking	
<p>PO17</p> <p>Traffic generation, vehicle movement and on-site car parking associated with an activity:</p> <p>a. provides safe, convenient and accessible access for vehicles and pedestrians;</p> <p>b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand;</p>	<p>E17</p> <p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p>

<p>c. 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</p> <p>d. does not result adverse impacts on the efficient and safe functioning of the road network.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	
Noise	
<p>PO18</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses. Noise is to be mitigated in accordance with Planning scheme policy - Noise.</p> <p>Note - The use of walls, barriers or fences that are visible from 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>PO19</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>E19.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E19.2</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>

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	<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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO20</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>E</p> <p>No example provided.</p>
<p>PO24</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E24</p> <p>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>No example provided.</p>

Where available the development is to safely connect to reticulated gas:	
PO24 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.	E24.1 Where in a sewerage area, the development is connected to a reticulated sewerage network.
	E24.2 Where not in a sewerage area, the development is serviced by an appropriate on-site sewerage facility. 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.
	E24.3 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO25 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	E25.1 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.
	E25.2 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.
PO26 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO27	No example provided.

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<p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO28</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 mapped on Overlay map - Road hierarchy.</p>	<p>E28.1</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>E28.2</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>E28.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO29</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E29.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	<p>E29.2</p>

	<p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1:– Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E29.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p>

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	<p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO30</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;- 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p>

<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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> Warehouses and Industry greater than 6000m2 GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> Where the through road provides an access or collector function: <ol style="list-style-type: none"> intersecting road located on same side = 100 metres; intersecting road located on opposite side = 50 metres. Where the through road provides a sub-arterial function: <ol style="list-style-type: none"> intersecting road located on same side = 300 metres; intersecting road located on opposite side = 150 metres. When the through road provides an arterial function:

	<p>i. intersecting road located on the same side = 500 metres;</p> <p>ii. intersecting road located on opposite side = 250 metres.</p> <p>d. Walkable block perimeter does not exceed 1500 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (i.e. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>												
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1267 1465 2067"> <thead> <tr> <th data-bbox="810 1267 1137 1328">Situation</th> <th data-bbox="1137 1267 1465 1328">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1328 1137 1435">Frontage road unconstructed or gravel road only;</td> <td data-bbox="1137 1328 1465 1787" rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td data-bbox="810 1435 1137 1682">OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td data-bbox="810 1682 1137 2067">OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> <tr> <td colspan="2" data-bbox="1137 1787 1465 1895">The minimum total travel lane width is:</td> </tr> <tr> <td colspan="2" data-bbox="1137 1895 1465 1955">• 6m for minor roads;</td> </tr> <tr> <td colspan="2" data-bbox="1137 1955 1465 2067">• 7m for major roads.</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is:		• 6m for minor roads;		• 7m for major roads.	
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The minimum total travel lane width is:													
• 6m for minor roads;													
• 7m for major roads.													

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	<p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
	<p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p>

	<p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO31</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO32</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

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<p>PO33</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>						
<p>PO</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1635 1465 2004"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

<p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1" data-bbox="810 203 1471 356"> <tr> <td data-bbox="818 217 1137 347">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1145 217 1465 347">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>		
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 		

Site works and construction management	
<p>PO34</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO35</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 actionable nuisance or annoyance to any person or premises; 	<p>E35.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;

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<p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>35.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E35.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO36</p>	<p>E36</p>

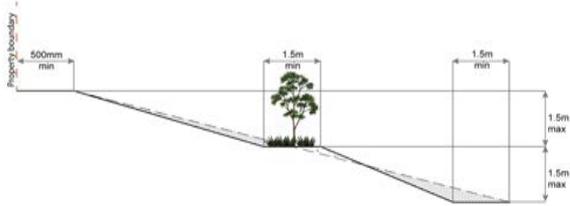
<p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO37</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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 road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

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	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO38</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO39</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>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> <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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>
Earthworks	
<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>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>

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<p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek 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 months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E41.4</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>E41.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E41.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E41.7</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>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>Figure - Embankment</p> 
<p>PO43</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E43.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E43.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO</p> <p>Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.</p>	<p>E</p> <p>The area subject to filling or excavation does not contain any utility services.</p> <p>E</p> <p>The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.</p> <p>E</p> <p>The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres.</p> <p>Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.</p>
<p>PO44</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

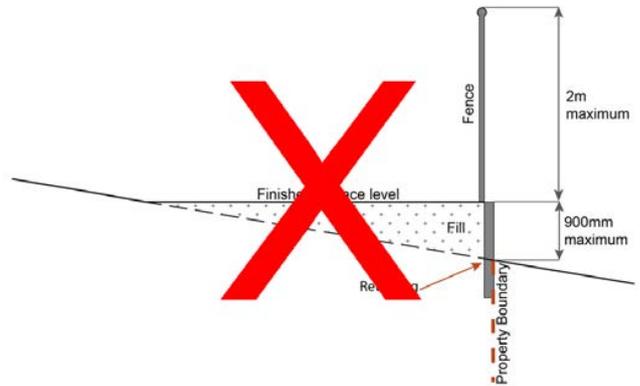
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<p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	
<p>PO45</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>Retaining walls and structures</p>	
<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;

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

- 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

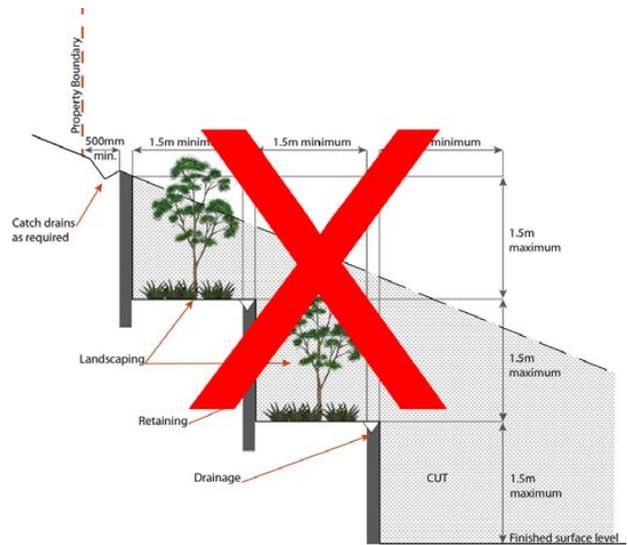
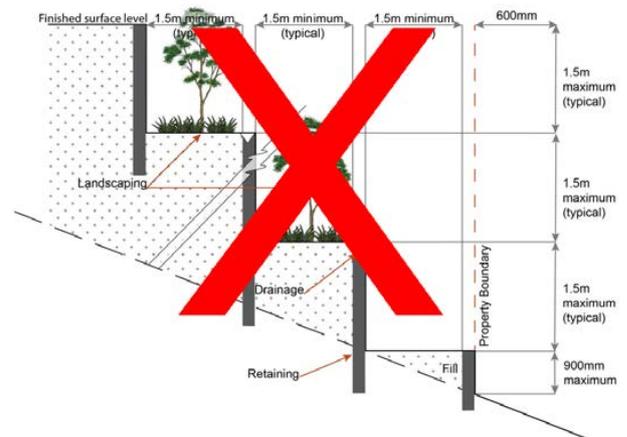


Figure--Fill

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Filling or excavation does not:

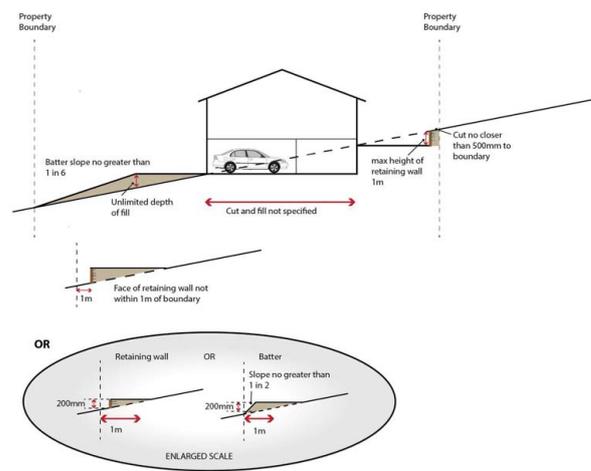
- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

	<p style="text-align: center;">Figure - Filling or Excavation</p>  <p style="text-align: center;">PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>
<p style="text-align: center;">E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>	<p style="text-align: center;">PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>

Fire Services

Note - The provisions under this heading only apply if:

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

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<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>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;

	<ul style="list-style-type: none"> 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>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> <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>

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<p>PO49</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>E49</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>	
<p>Dwelling house⁽²²⁾ - Secondary dwelling</p>	
<p>PO50</p> <p>Secondary dwellings:</p> <ol style="list-style-type: none"> are subordinate and ancillary to the primary dwelling in size and function; are not larger than 100m² GFA; have the appearance, bulk and scale of a single dwelling from the street; maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the dwelling house⁽²²⁾ on-site. 	<p>No example provided.</p> <p>E50.1</p> <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 50m of the primary dwelling (excluding domestic outbuildings); accessed from the existing driveway giving access to the Dwelling house⁽²²⁾; <p>Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</p> <p>E50.2</p> <p>No more than 1 secondary dwelling is located on an allotment.</p> <p>E50.3</p> <p>The GFA of the secondary dwelling does not exceed 100m².</p>
<p>Dwelling house⁽²²⁾ - Domestic outbuildings</p>	
<p>PO51</p> <p>Domestic outbuildings and car ports are:</p> <ol style="list-style-type: none"> of a height that does not negatively impact the visual amenity of adjoining properties; located on-site to not dominate the streetscape. 	<p>No example provided.</p> <p>E51</p> <p>Domestic outbuildings:</p> <ol style="list-style-type: none"> have a total combined maximum roofed area as outlined below:

	<p>Table 6.2.3.2.1.3</p> <table border="1"> <thead> <tr> <th>Size of lot</th> <th>Max. Roofed Area</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>Greater than 1000m² – 2000m²</td> <td>80m²</td> </tr> <tr> <td>Greater than 2000m²</td> <td>150m²</td> </tr> </tbody> </table> <p>b. have a maximum building height of 4m and a mean height not exceeding 3.5m;</p> <p>c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks.</p> <p>Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.</p>	Size of lot	Max. Roofed Area	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²	Greater than 1000m ² – 2000m ²	80m ²	Greater than 2000m ²	150m ²
Size of lot	Max. Roofed Area										
Less than 600m ²	50m ²										
600m ² - 1000m ²	70m ²										
Greater than 1000m ² – 2000m ²	80m ²										
Greater than 2000m ²	150m ²										
Home based business⁽³⁵⁾											
<p>PO52</p> <p>Home based business(s)⁽³⁵⁾:</p> <ol style="list-style-type: none"> Are subordinate in size and function to the primary use on the site being a permanent residence; Are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; Store no more heavy vehicles, trailer and motor vehicle on-site, as follows: <ol style="list-style-type: none"> 1 heavy vehicle; 1 trailer; Up to 3 motor vehicles. 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 precinct; Are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; 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>Home based business(s)⁽³⁵⁾ having a maximum total use area is 100m², are fully contained within a dwelling or on-site structure, except for a home based child care facility.</p> <p>E52.2</p> <p>Up to 2 additional non-resident, either an employee or customer, are permitted on the site at any one time.</p> <p>Note - This provision does not apply to Bed and Breakfast or farmstay business.</p> <p>E52.3</p> <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>										

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	<p>E52.4</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>E52.5</p> <p>Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.</p>
<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 precinct.</p>	<p>E53</p> <p>Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for:</p> <ol style="list-style-type: none"> bed and breakfast or farm stay 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; starting and warming up of heavy vehicles, which can commence at 7.00am.
<p>PO54</p> <p>The Home based business(s)⁽³⁵⁾ does not result in:</p> <ol style="list-style-type: none"> an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; 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>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>PO55</p>	<p>E55.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</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> <ol style="list-style-type: none"> the display and sale of goods being viewed from outside of the site; overall development on the site having a predominantly commercial appearance. 	<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> <ol style="list-style-type: none"> are consistent with the low intensity, open area character and amenity of the rural residential area; ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings. 	<p>E56</p> <p>For bed and breakfast and farmstays:</p> <ol style="list-style-type: none"> short-term accommodation⁽⁷⁷⁾ is provided in the dwelling house⁽²²⁾ of the accommodation operator; maximum 4 bedrooms are provided for a maximum of 10 guests; meals are served to paying guests only; rooms do not contain food preparation facilities.
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO57</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>E57.1</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>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> <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>PO59</p>	<p>E59</p>

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<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>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>
Roadside stall⁽⁶⁸⁾	
<p>PO60</p> <p>A roadside stall⁽⁶⁸⁾:</p> <ol style="list-style-type: none"> comprises only one roadside stall⁽⁶⁸⁾ per property; only offers goods grown, produced or manufactured on the site; 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; is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network. 	<p>E60.1</p> <p>For a roadside stall⁽⁶⁸⁾:</p> <ol style="list-style-type: none"> no more than one roadside stall⁽⁶⁸⁾ per property; goods offered for sale are only goods grown, produced or manufactured on the site; the maximum area associated with a roadside stall⁽⁶⁸⁾, including any larger separate items displayed for sale, does not exceed 20m². <p>E60.2</p> <p>Roadside stall⁽⁶⁸⁾:</p> <ol style="list-style-type: none"> provide car parking for 2 vehicles off the road carriage and located on the property; is located no closer than 100m from an intersection. <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>
Rural industry⁽⁷⁰⁾	
<p>PO61</p> <p>Rural industry⁽⁷⁰⁾:</p> <ol style="list-style-type: none"> adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity; 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>
Sales office⁽⁷²⁾	
<p>PO62</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and retain a physical connection to land or building being displayed or sold.</p>	<p>E62</p> <p>Development is carried out for no longer than 2 years.</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>PO63</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>E63.1</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>E63.2</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>PO64</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>E64</p> <p>A minimum area 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>PO65</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E65</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>PO66</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>E66.1</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>E66.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E66.3</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>E66.4</p>

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	<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>E66.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E66.6</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>PO67</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>E67</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>PO68</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>E68</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>PO69</p> <p>Buildings and activities associated with a wholesale nursery⁽⁸⁹⁾:</p> <p>a. ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties;</p>	<p>No example provided.</p>

<p>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;</p> <p>c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</p> <p>d. have vehicle access from a road classified as a arterial or sub-arterial.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>	
Veterinary services⁽⁸⁷⁾	
<p>PO70</p> <p>Buildings and activities associated with veterinary services⁽⁸⁷⁾:</p> <p>a. are for veterinary care, surgery and treatment of animals only;</p> <p>b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas;</p> <p>c. have vehicle access from a road classified as a arterial or sub-arterial.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>	No example provided.
Winery⁽⁹⁰⁾	
<p>PO71</p> <p>Buildings and activities associated with winery⁽⁹⁰⁾:</p> <p>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;</p> <p>b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; and</p> <p>c. have vehicle access from a road classified as a arterial or sub-arterial.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classification.</p>	No example provided.
Values and constraints criteria	

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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.

PO72

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.

E72

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.

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.

PO73

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;
- e. ensure safe and effective access for emergency services during a bushfire.

E73.1

Buildings and structures are:

- a. not located on a ridgeline;
- b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard);
- c. dwellings are located on east to south facing slopes.

E73.2

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;

	<ul style="list-style-type: none"> 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%: <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>PO74</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>E74</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>PO75</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E75</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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.

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<p>PO76</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>E76</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none">a. Clearing of native vegetation located within an approved development footprint;b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;h. Grazing of native pasture by stock;i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	

<p>PO77</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	No example provided.
<p>PO78</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO79</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO80</p>	No example provided.

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<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO81</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO82</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO83</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO84</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO85</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO86</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO87</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO88	No example provided.

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<p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO89</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E89</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO90</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E90.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E90.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<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.

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>PO91</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>E91</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>PO92</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>PO93</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>PO94</p>	<p>E94</p>

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<p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO95</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the safety of people and property on a site and neighbouring sites from landslides; ensures the long-term stability of the site considering the full nature and end use of the development; ensures site stability during all phases of construction and development; minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E95</p> <p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
<p>PO96</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any adverse visual impact on the landscape character ; Protect the amenity of adjoining properties. 	<p>E96</p> <p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
<p>PO97</p>	<p>E97</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

<p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ol style="list-style-type: none"> the long-term stability of the development site considering the full nature and end use of the development; site stability during all phases of construction and development; the development is not adversely affected by landslide activity originating on sloping land above the site; emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO98</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E98.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E98.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E98.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E98.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E98.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO99</p>	<p>E99</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p>

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<p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<ul style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO100</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>E100</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>PO101</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E101</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>PO102</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E102</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO103</p>	<p>No example provided.</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>PO104</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> <ol style="list-style-type: none"> 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; is located and designed in a manner that maintains a high level of security of supply; is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E104</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO105</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E105</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO106</p> <p>Development:</p>	<p>No example provided.</p>

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<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>PO107</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>PO108</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>PO109</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>E109</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>PO110</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>E110</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>PO111</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>E111.1</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>E111.2</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>PO112</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>PO113</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>E113</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>Riparian and wetland setbacks</p>	
<p>PO114</p>	<p>E114</p>

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<p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none">a. impact on fauna habitats;b. impact on wildlife corridors and connectivity;c. impact on stream integrity;d. impact of opportunities for revegetation and rehabilitation planting;e. edge effects.	<p>Development does not occur within:</p> <ul style="list-style-type: none">a. 50m from top of bank for W1 waterway and drainage lineb. 30m from top of bank for W2 waterway and drainage linec. 20m from top of bank for W3 waterway and drainage lined. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
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6.2.3.2.2 Developed lots

6.2.3.2.2.1 Purpose - Transition precinct, Developed lot

Editor's note -The outcomes in this section are generally the same as General residential zone - Next generation neighbourhood precinct or the urban neighbourhood precinct (where identified in the Morayfield South urban area on 'Figure 6.2.3.2.2.1 Morayfield South urban area') but for developed lots.

1. For uses on developed lots that are serviced with all local government networks including water and sewer, the purpose of the Emerging community zone - transition precinct will be achieved through the following overall outcomes:
 - a. Development only occurs on a developed lot that is serviced by all local government networks including water and sewer.
 - b. The Transition precinct will mainly comprise a series of residential neighbourhoods that will each achieve:
 - i. a minimum site density of 45 dwellings per hectare if on land within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area'; or
 - ii. ~~between 15 and 75 dwellings per hectare~~ for all other areas **a minimum of 15 dwellings per hectare.**
 - c. Neighbourhoods will have a mix of residential uses, 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. Land within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' will be of a scale and density to facilitate an efficient use of land that supports compact, walkable and sustainable communities that are well connected to adjoining centres, community and social infrastructure.
 - d. Neighbourhoods 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.
 - e. Medium to high density residential uses (e.g. Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facilities⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾, Rooming accommodation⁽⁶⁹⁾, Short-term accommodation⁽⁷⁷⁾) are located in proximity to a range of services and public transport stop(s) or station(s).
 - f. The design, siting and construction of residential uses are to:
 - i. contribute to an attractive streetscape with priority given to pedestrians;
 - ii. encourage passive surveillance of public spaces;
 - iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area;
 - iv. provide a diverse and attractive built form;
 - v. orientate to integrate with the street and surrounding neighbourhood;
 - vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - vii. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - viii. incorporate natural features and respond to site topography;
 - ix. cater for appropriate car parking and manoeuvring areas on-site;
 - x. be of a scale and density consistent with the low to medium density residential character intended for the area;

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- xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure;
 - xii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling.
- g. **Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.**
- h. Non-residential uses in the Transition precinct on a developed lot take the form of community activities, corner stores, neighbourhood hubs and local centres.
- i. Community activities:
- i. establish in a location that may be serviced by public transport;
 - ii. do not negatively impact adjoining residents or the streetscape;
 - iii. do not undermine the viability of existing or future centres.
- j. 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 region;
 - ii. clear separation from existing neighbourhood 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.
- k. Retail and commercial activities (~~forming part of a neighbourhood hub~~) **(excluding Service stations):**
- i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;
 - ii. are centred around a main street central core fostering opportunities for social and economic exchange;
 - iii. are of a small scale, appropriate for a neighbourhood hub;
- Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.
- iv. do not negatively impact adjoining residents or the streetscape;
 - v. are subordinate in function and scale to all centres within the region.
- l. **Service stations:**
- i. **establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);**
 - ii. **establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;**

- iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);
 - iv. do not negatively impact adjoining residents or the streetscape;
 - v. ancillary uses or activities only service the convenience needs of users.
- m. The design, siting and construction of non-residential uses:
- i. maintains a human scale, through appropriate building heights and form;
 - ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);
 - iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
 - iv. promotes active transport options and ensures an oversupply of car parking is not provided;
 - v. locates car parking so as not to dominate the street;
 - vi. 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.
- n. New retail and commercial uses within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' establish generally at the intersection of Blewers Road and Lindsay Road or as part of a mixed use building.
- o. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:
- i. it is of a scale that remains subordinate to all centres within the region;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function more consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.
 - ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;
 - iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserved catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;
 - iv. for a new neighbourhood hub, it is located on a sub-arterial or collector road;
 - v. they are appropriately designed and located to include active frontages around a main street core.
- p. 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 (underground wherever possible), 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;

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- C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- q. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke
 - r. 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.
 - s. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - t. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

u. Development in the Transition precinct, on a developed lot includes one or more of the following:

<ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Multiple dwelling⁽⁴⁹⁾ • Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ - if within 800m walking distance of a higher order or district centre; or where within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' 	<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 higher order or district centre or where within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' • Where in a Neighbourhood hub or where within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' and part of a mixed use building: <ul style="list-style-type: none"> - Food and drink outlet⁽²⁸⁾ - Hardware and trade supplies⁽³²⁾ - Health care services⁽³³⁾ - Indoor sport and recreation - for gymnasium - Office⁽⁵³⁾ - Service Industry⁽⁷³⁾ - Shop⁽⁷⁵⁾ - Shopping centre - Veterinary services⁽⁸⁷⁾
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Note -- Refer to Overlay map -- Centre walking distances:

v. Development in the Transition precinct, on a developed lot 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⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾
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<ul style="list-style-type: none"> • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ • Hardware and trade supplies⁽³²⁾ - if more than 250m² GFA 	<ul style="list-style-type: none"> • Motor sport facility⁽⁴⁸⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Service Station⁽⁷⁴⁾ -if standalone use • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • 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 and where it reflects and supports the outcomes of the zone.

Figure 6.2.3.2.1 Morayfield South urban area



6.2.3.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 6.2.3.2.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 6.2.3.2.2.1, 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 (PO)
RAD1	PO1
RAD2	PO4
RAD3	PO5
RAD4	PO6
RAD5	PO6
RAD6	PO9
RAD7	PO14
RAD8	PO17
RAD9	PO19-PO24
RAD10	PO18
RAD11	PO26
RAD12	PO27
RAD13	PO27
RAD14	PO29
RAD15	PO31
RAD16	PO33
RAD17	PO34
RAD18	PO36
RAD19	PO38
RAD20	PO39
RAD21	PO36
RAD22	PO40
RAD23	PO40-PO45
RAD24	PO42
RAD25	PO46
RAD26	PO46
RAD27	PO46
RAD28	PO47

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD29	PO48
RAD30	PO49
RAD31	PO51
RAD32	PO51
RAD33	PO51
RAD34	PO51
RAD35	PO51
RAD36	PO51
RAD37	PO51
RAD38	PO51
RAD39	PO51
RAD40	PO55
RAD41	PO55
RAD42	PO55
RAD43	PO55
RAD44	PO55
RAD45	PO55
RAD46	PO55
RAD47	PO57
RAD48	PO58
RAD49	PO59
RAD50	PO59
RAD51	PO59
RAD52	PO59
RAD53	PO61
RAD54	PO66
RAD55	PO70
RAD56	PO70
RAD57	PO72
RAD58	PO73
RAD59	PO75
RAD60	PO76
RAD61	PO77
RAD62	PO78

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD63	PO78
RAD64	PO79
RAD65	PO80
RAD66	PO81
RAD67	PO82-PO93
RAD68	PO82-PO93
RAD69	PO94
RAD70	PO95
RAD71	PO95
RAD72	PO96
RAD73	PO96
RAD74	PO99
RAD75	PO99
RAD76	PO99
RAD77	PO100
RAD78	PO101
RAD79	PO102
RAD80	PO111
RAD81	PO105
RAD82	PO105
RAD83	PO107
RAD84	PO106
RAD85	PO106
RAD86	PO106
RAD87	PO105
RAD88	PO106
RAD89	PO106
RAD90	PO109-PO110
RAD91	PO113-PO115, PO117-PO119
RAD92	PO113-PO115, PO117-PO119
RAD93	PO113-PO115
RAD94	PO116
RAD95	PO117
RAD96	PO118

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Part E - Requirements for accepted development - Transition precinct, developed lot

Table 6.2.3.2.2.1 Requirements for accepted development - Transition precinct, developed lot

Requirements for accepted development - For developed lots only	
General requirements	
Servicing	
RAD1	The site is a developed lot.
Building height (Residential uses)	
RAD2	<p>Building height does not exceed:</p> <ol style="list-style-type: none"> that shown on Overlay map - Building heights; or for lots identified in the Morayfield South urban area as shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' building height is within a minimum of 8.5m and a maximum of 21m; for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD3	Where involving an extension (building work) building heights for the extension do not to exceed that shown on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD4	<p>Setbacks (excluding built to boundary walls) comply with the following:</p> <ol style="list-style-type: none"> if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.4 'Setbacks (Residential uses) - Morayfield South urban area' - Setbacks (Residential uses) - Morayfield South urban area; or all other areas - Table 6.2.3.2.2.3 'Setbacks (Residential uses) - All other areas' - Setback (Residential uses) - All other areas. <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>
RAD5	<p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ol style="list-style-type: none"> only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.2.2.5 or Table 6.2.3.2.2.6; of a length and height: <ol style="list-style-type: none"> if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.6 Table 6.2.3.2.2.6 'Built to boundary walls (Residential uses) - Morayfield South urban area' Built to boundary walls (Residential uses) - Morayfield South urban area; or all other areas - Table 6.2.3.2.2.5 Table 6.2.3.2.2.5 'Built to boundary walls (Residential uses) - All other areas' Built to boundary walls (Residential uses) - All other areas setback from the side boundary:

	<p>0. not more than 20mm; or</p> <p>i. if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 150 200mm; or</p> <p>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm</p> <p>d. 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 an 'easement for maintenance purposes' is recommended.</p>
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Site cover (Residential uses)

RAD6 Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below:

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%

Lighting

RAD7 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.

Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

Clearing of habitat trees where not located in the Environmental areas overlay map

RAD8 Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

- 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

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	<p>e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p> <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
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Works requirements

Utilities	
RAD9	<p>Where available, the development is connected to:-</p> <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband;- c. reticulated sewerage;- d. reticulated water; e. sealed and dedicated road.- <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD10	<p>Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park⁽⁵⁷⁾, foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.</p>

Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD11	<p>Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.</p>

RAD12	<p>Any new or changes to existing site-access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD13	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>

Stormwater

RAD14	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD15	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ol style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ol style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and

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	<p>b. that results in 6 or more dwellings; or</p> <p>c. that result in an impervious area greater than 25% of the net developable area,</p> <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management

RAD16	The site and any existing structures are to be maintained in a tidy and safe condition.
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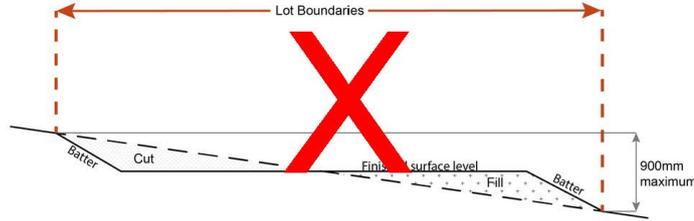
RAD17	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy – Stormwater management and Planning scheme policy – Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD20	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>
RAD18	<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>
RAD21	<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>
RAD19	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD23

The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

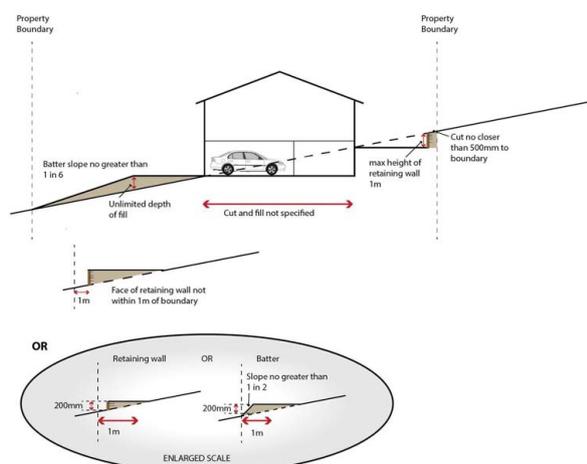
OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

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	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD22	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD24	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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.

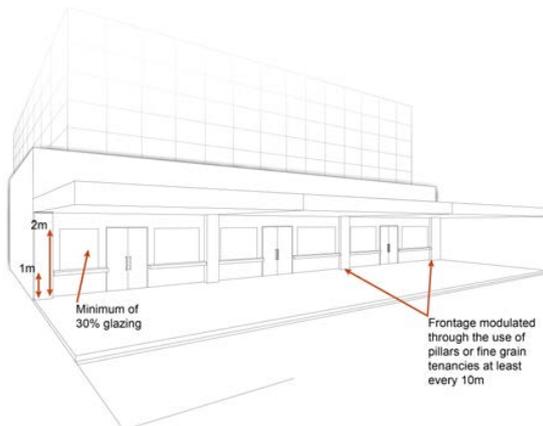
RAD25	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (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.
RAD26	<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.
RAD27	<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>
RAD28	<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;

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	<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>
RAD29	<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	
Dual occupancies⁽²¹⁾	
RAD30	Dual Occupancies ⁽²¹⁾ are located on lots with a total road frontage of 25m or greater.
Home based business⁽³⁵⁾	
RAD31	Home based business(s) ⁽³⁵⁾ are fully enclosed within the existing dwelling or on-site structure.
RAD32	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.
RAD33	Service and delivery vehicles do not exceed one Small Rigid Vehicle (SRV) at any one time.
RAD34	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small Rigid Vehicle (SRV).
RAD35	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
RAD36	<p>Home based business(s)⁽³⁵⁾ do not involve manufacturing.</p> <p>Note - Manufacturing as defined in the Food Act 2006 is permitted. Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.</p>
RAD37	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.
RAD38	<p>The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day.</p> <p>Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.</p>
RAD39	<p>For a bed and breakfast, the use:</p> <p>a. is fully contained within the existing dwelling on-site;</p> <p>b. occupies a maximum of 2 bedrooms;</p>

	<p>c. includes the provision of a minimum of 1 meal per day;</p> <p>d. accommodates a maximum of 6 people at any one time.</p> <p>Note - For a Bed and Breakfast SO31 - SO38 above do not apply.</p>
Sales office⁽⁷²⁾	
RAD40	Car parking spaces are provided in accordance with Table 6.2.3.2.2.7 'Car parking spaces'.
RAD41	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD42	Sales office ⁽⁷²⁾ has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD43	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD44	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD45	The Sales office ⁽⁷²⁾ has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD46	The use of the premises for a Sales office ⁽⁷²⁾ is for a maximum of 2 years after the commencement of the use.
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>	
RAD47	A minimum area 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.
RAD48	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.
RAD49	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.
RAD50	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD51	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD52	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.

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	<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>
RAD53	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.
Retail, commercial and community uses	
RAD54	<p>Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.</p> <p style="text-align: center;">Figure - Glazing</p> 
RAD55	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD56	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD57	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD58	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD59	<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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
RAD60	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD	Development does not involve a drive through facility.

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.

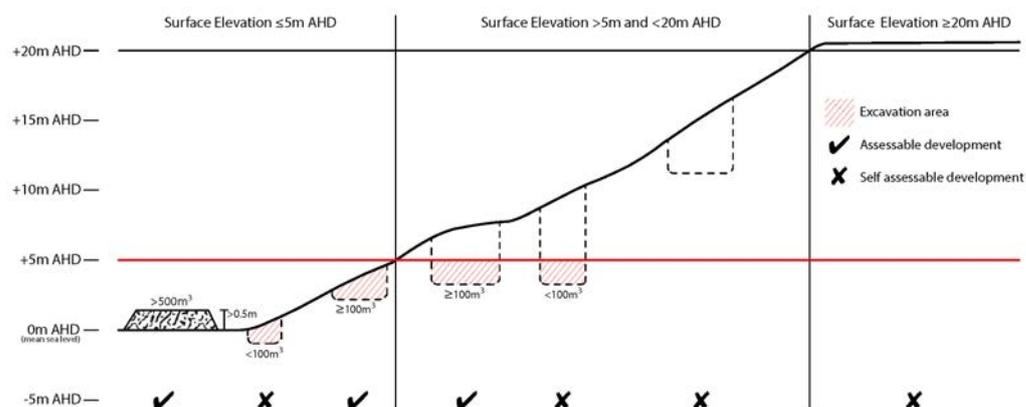
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

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.

RAD61

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.



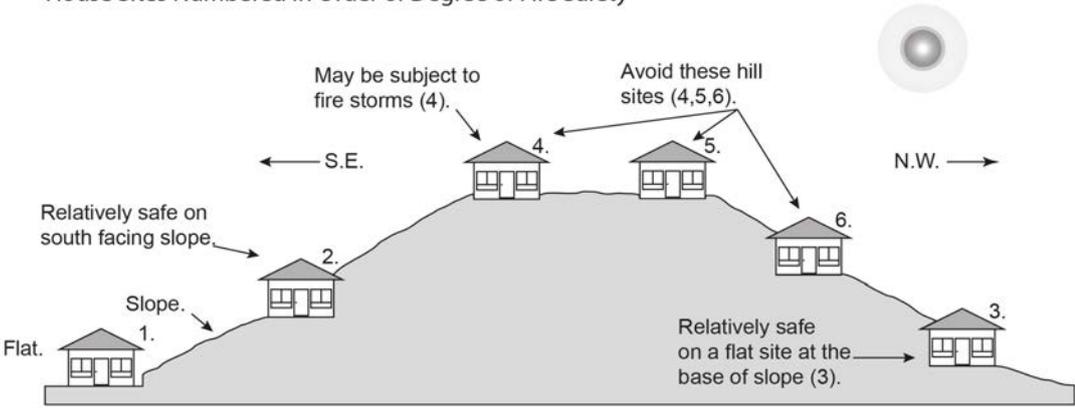
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD62

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.

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	<p style="text-align: center;">House Sites Numbered in Order of Degree of Fire Safety</p>  <p>(1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.</p>
<p>RAD63</p>	<p>Buildings 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, 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 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 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>RAD64</p>	<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.
<p>RAD65</p>	<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.

	<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.
RAD66	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this requirement primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.</p>	
RAD67	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house ⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house ⁽²²⁾ only, and comprises an area no greater than 1500m ² .

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	<p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
<p>RAD68</p>	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<p>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)</p>	
<p>RAD69</p>	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾;

	<ul style="list-style-type: none"> i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD70	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD71	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
<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>	
RAD72	<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>
RAD73	<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>
RAD74	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD75	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD76	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)</p>	

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RAD77	Development does not: <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD78	Buildings, excluding domestic outbuildings: <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD79	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD80	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
RAD81	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD82	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD83	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD84	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD85	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD86	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD87	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD88	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.

RAD89	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD90	All habitable rooms located within an Electricity supply substation buffer are: <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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD91	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.
RAD92	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>
RAD93	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD94	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.
RAD95	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD96	No development is to occur within: <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>

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Part F - Criteria for assessable development - Transition precinct, developed lot

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 6.2.3.2.2.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.3.2.2 Assessable development - Transition precinct, developed lot

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Servicing	
<p>PO1</p> <p>The site is a developed lot that is serviced with all local government networks including water and sewer.</p>	No example provided.
Neighbourhood hubs	
<p>PO2</p> <p>The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must:</p> <ol style="list-style-type: none"> adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m²; be located on the corner of an arterial, sub-arterial or collector road; form a 'Main street' having a maximum length of 200m; be centrally located within an 800m radial catchment; be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre. 	No example provided.
Density	
<p>PO3</p> <p>The Transition precinct achieves the following site densities:</p> <ol style="list-style-type: none"> if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' a minimum of 45 dwellings per hectare; or for all other areas a minimum of 15 dwellings per hectare. between 15 and 75 dwellings per ha. 	No example provided.

Building height (Residential uses)	
<p>PO4</p> <p>Buildings and structures have a height that:</p> <ol style="list-style-type: none"> is consistent with the low to medium rise character of the Transition precinct; responds to the topographic features of the site, including slope and orientation; is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties; positively contributes to the intended built form of the surrounding area; <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <ol style="list-style-type: none"> 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>E4</p> <p>Building height does not exceed:</p> <ol style="list-style-type: none"> that shown on Overlay map - Building heights, or for lots identified in the Morayfield South urban area as shown on 'Figure 6.2.3.2.1 Morayfield South urban area' building height is within a minimum of 8.5m and a maximum of 21m; for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m
Building height (Non-residential uses)	
<p>PO5</p> <p>The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area.</p> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p>	<p>E5</p> <p>Building heights do not exceed that mapped on Overlay 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>PO6</p> <p>Residential buildings and structures are setback to:</p>	<p>E6.1</p> <p>Setbacks (excluding built to boundary walls) comply with the following:</p>

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<ul style="list-style-type: none"> a. be consistent with the low to medium density Transition 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>	<ul style="list-style-type: none"> a. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.3 'Setbacks (Residential uses) - All other areas' - Setbacks (Residential uses) - Morayfield South urban area; or b. for all other areas - Table 6.2.3.2.2.3 'Setbacks (Residential uses) - All other areas' - Setback (Residential uses) - All other areas. <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p> <p>E6.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ul style="list-style-type: none"> a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.2.2.5 or Table 6.2.3.2.2.6; b. of a length and height: <ul style="list-style-type: none"> i. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.6 Table 6.2.3.2.2.6 'Built to boundary walls (Residential uses) - Morayfield South urban area' - Built to boundary walls (Residential uses) - Morayfield South urban area; or ii. for all other areas - Table 6.2.3.2.2.5 'Built to boundary walls (Residential uses) - All other areas' - Built to boundary walls (Residential uses) - All other areas; c. setback from the side boundary: <ul style="list-style-type: none"> 0. not more than 20mm; or i. if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 150 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm d. 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</p>
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	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.																																		
Setbacks (Non-residential uses)																																			
PO7 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	E7.1 For the primary frontage buildings are constructed: <ol style="list-style-type: none"> to the property boundary; or setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining. 																																		
	E7.2 For the secondary frontage, setbacks are consistent with adjoining buildings.																																		
PO8 Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.	No example provided.																																		
Site cover (Residential uses)																																			
PO9 Residential buildings and structures will ensure that site cover: <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>	E9 Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below. <table border="1" data-bbox="805 1406 1465 1803"> <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>8.5m or less</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	8.5m or less	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																													
8.5m or less	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																																			
PO10	No example provided.																																		

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<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.</p>	
<p>PO11</p> <p>Development provides and maintains the connections shown on:</p> <ol style="list-style-type: none"> a. 'Figure 6.2.3.2.2.2 - Morayfield South' - Morayfield South; b. 'Figure 6.2.3.2.2.3 - Narangba East' - Narangba East. 	<p>No example provided.</p>
Water sensitive urban design	
<p>PO12</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>	<p>No example provided.</p>
Sensitive land use separation	
<p>PO13</p> <p>Sensitive land uses within 250m of land in the Industry zone - General industry 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>E13</p> <p>Development is designed and operated to ensure that:</p> <ol style="list-style-type: none"> a. it meets the criteria outlined in the Planning Scheme Policy – Noise; and b. the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.
Amenity	
<p>PO14</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>PO15</p> <p>Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p>	<p>No example provided.</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>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> <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>E16.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E16.2</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO17</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where 	<p>No example provided.</p>

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<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>	
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Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO18</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO19</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E19</p> <p>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 sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E22.2</p>

	Trade waste is pre-treated on-site prior to discharging into the sewerage network.
<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</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>PO24</p> <p>The development is provided with constructed and dedicated road access.</p>	No example provided.

Access	
<p>PO25</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO26</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 mapped on Overlay map - Road hierarchy.</p>	<p>E26.1</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 mapped on Overlay map - Road hierarchy.</p>
	<p>E26.2</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>E26.3</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>

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	<p>E26.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO27</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E27.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	<p>E27.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: - Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p> <p>E27.3</p>

	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 ; Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 ; Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
<p>Street design and layout</p>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <p>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</p>	<p>No example provided</p>

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<ul style="list-style-type: none"> b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO28</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <ul 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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p>	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m² GFA; Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>	<p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
	<p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ul style="list-style-type: none"> a. Where the through road provides an access or residential street function: <ul style="list-style-type: none"> i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: <ul style="list-style-type: none"> i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres. c. Where the through road provides a sub-arterial function: <ul style="list-style-type: none"> i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. d. Where the through road provides an arterial function: <ul style="list-style-type: none"> i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. e. Walkable block perimeter does not exceed 500 metres.

	<p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this E.</p>								
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 864 1465 1659"> <thead> <tr> <th data-bbox="810 864 1137 925">Situation</th> <th data-bbox="1137 864 1465 925">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 925 1137 1032">Frontage road unconstructed or gravel road only;</td> <td data-bbox="1137 925 1465 1406" rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td data-bbox="810 1032 1137 1279">OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td data-bbox="810 1279 1137 1659">OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> <tr> <td colspan="2" data-bbox="1137 1406 1465 1659"> The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 	
Situation	Minimum construction								
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.								
OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;									
OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.									
The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 									

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	<p>works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
<p>Stormwater</p>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p> <p>Note - Development is to provide roof and allotment (inter-allotment - QUDM level III) drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p>

	<p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO29</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO30</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO31</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>No example provided.</p>

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<p>Note – A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy – Stormwater management.</p> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>									
<p>PO32</p> <p>Easements for drainage purposes are provided over:</p> <ul style="list-style-type: none"> a. stormwater pipes located in 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-</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM-</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1391 1465 1917"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								

	Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.
PO Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO Council is provided with accurate representations of the completed stormwater management works within residential developments.	E "As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided. Note - Documentation is to include: a. photographic evidence and inspection date of the installation of approved underdrainage; b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.

Site works and construction management	
PO33 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO34 All works on-site are managed to: 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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	E34.1 Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: 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 or erosion of any kind; 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

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	<p>e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.</p> <p>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E34.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E34.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E34.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO35</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E35</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO36</p>	<p>E36.1</p>

<p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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>E36.2</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>E36.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p>

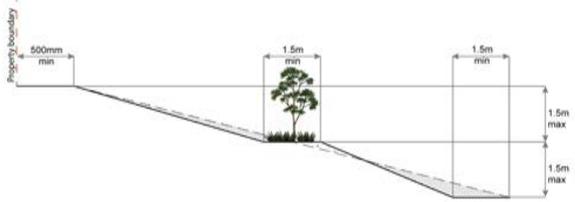
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	<p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO37</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E37</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO38</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E38.1</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>E38.2</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>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO</p>	<p>E</p>

<p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO39</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>PO40</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 fill 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 months of the commencement date:</p>	<p>E40.1</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>E40.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E40.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E40.4</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>E40.5</p> <p>All filling or excavation is contained on-site and is free draining.</p>

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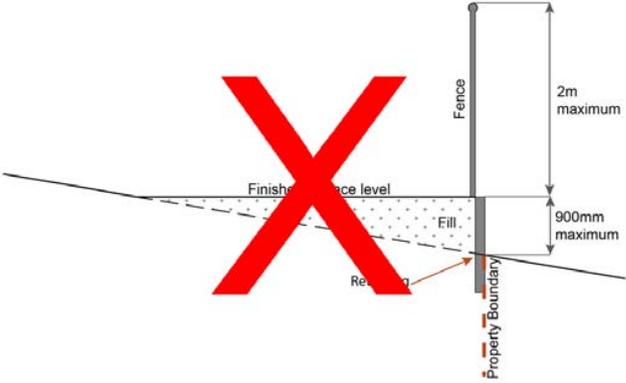
	<p>E40.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E40.7</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>PO41</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E41</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>PO42</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E42.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E42.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;

	<p>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> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO43</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO44</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <p>a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</p> <p>b. redirect stormwater surface flow away from existing flow paths; or</p> <p>c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:</p> <p>i. concentrates the flow; or</p>

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	<ul style="list-style-type: none"> ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO45</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E45</p> <p>Earth retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Cut</p>
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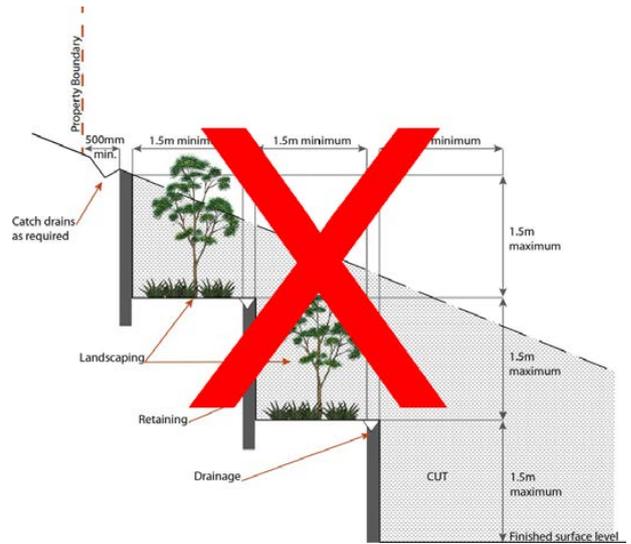
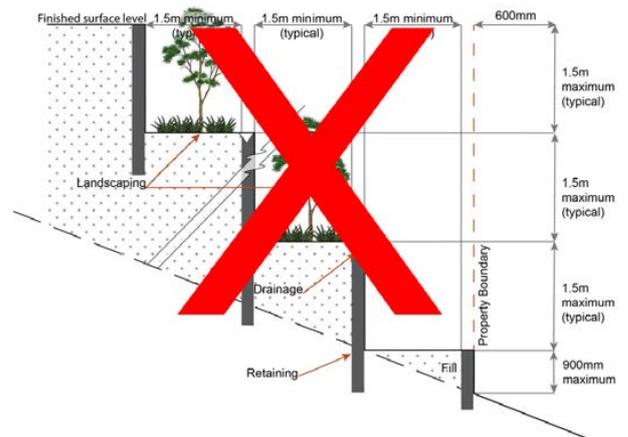


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

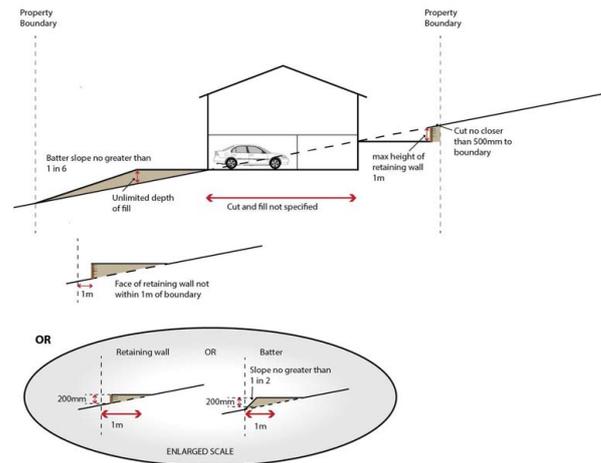
result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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.

PO46

Development incorporates a fire fighting system that:

- 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.

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.

E46.1

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):

- 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:
 - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;

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	<ul style="list-style-type: none"> 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>E46.2</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>E46.3</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>PO47</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>E47</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); 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"> in a form; of a size; 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>PO48</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>E48</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>PO49</p> <p>Dual Occupancies⁽²¹⁾:</p> <ol style="list-style-type: none"> are dispersed within the streetscape; contribute to the diversity of dwelling types and forms; are not the predominant built form. <p>Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.</p>	<p>E49</p> <p>Dual occupancies⁽²¹⁾ are dispersed within the streetscape in accordance with one or more of the following:</p> <ol style="list-style-type: none"> no more than 20% of sites within a block contain an existing, approved or properly made application for a dual occupancy⁽²¹⁾ and Dual occupancy lots (running along the street frontage) are separated by a minimum of one lot not containing an existing, approved or properly made application for a Dual occupancy; or a dual occupancy⁽²¹⁾ is separated by a minimum of 6 lots (running along the street frontage) from another lot containing an existing, approved or properly made application for a dual occupancy⁽²¹⁾; or a dual occupancy⁽²¹⁾ is not located within 100m (in all directions) of an existing, approved or properly made application for a dual occupancy⁽²¹⁾. <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>
Rooming accommodation and Short-term accommodation	

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<p>PO50</p> <p>Rooming accommodation⁽⁶⁹⁾ and Short-term accommodation⁽⁷⁷⁾ are located within 800m walking distance of a higher order, district or local centre.</p>	<p>No example provided.</p>
<p>Home based business⁽³⁵⁾</p>	
<p>PO51</p> <p>The scale and intensity of the Home Based Business⁽³⁵⁾:</p> <ol 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 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⁾; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensure employees and visitor to the site do not negatively impact the expected amenity of adjoining properties; g. ensure service and delivery vehicles do not negatively impact the amenity of the area. 	<p>No example provided.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO52</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"> 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; 	<p>E52.1</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"> 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. <hr/> <p>E52.2</p>

<ul style="list-style-type: none"> g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<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>PO53</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E53</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>PO54</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>E54</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>Sales office⁽⁷²⁾</p>	
<p>PO55</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 - Integrated design for access and crossover requirements.</p>	<p>No example provided.</p>
<p>Telecommunications facility⁽⁸¹⁾</p>	

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<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>PO56</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>E56.1</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>E56.2</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>PO57</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>E57</p> <p>A minimum area 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>PO58</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E58</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>PO59</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>E59.1</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>E59.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E59.3</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>E59.4</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>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>Where there is no established building line the facility is located at the rear of the site.</p> <p>E59.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E59.6</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>PO60</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>E60</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>PO61</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>E61</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, commercial and community uses	
<p>PO62</p> <p>Community activities:</p> <p>a. are located to:</p> <p style="margin-left: 20px;">i. cluster with other non-residential activities to form a neighbourhood hub (this may include being within or adjacent to an existing neighbourhood hub); or</p> <p style="margin-left: 20px;">ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street;</p> <p>b. are located on allotments that have appropriate area and dimensions for the siting of:</p>	<p>No example provided.</p>

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<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. <ul style="list-style-type: none"> c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape. 	
<p>PO63</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 - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.</p>	<p>E63</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>PO64</p> <p>The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must:</p> <ul style="list-style-type: none"> a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m²; b. be located on the corner of an arterial, sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre. 	<p>No example provided.</p>
<p>PO65</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>

<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>PO</p> <p>Service stations are located, designed and orientated to:</p> <ul style="list-style-type: none"> a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. be in proximity of a neighbourhood hub or centre; c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); e. ensure the amenity of adjoining properties is protected; f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); h. provide ancillary uses that meet the convenience needs of users. 	<p>E</p> <p>Service stations are located:</p> <ul style="list-style-type: none"> a. adjoining or within 400m of: <ul style="list-style-type: none"> i. a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot), or ii. a centre zone; b. on the corner lot of an arterial or sub-arterial road. <p>E</p> <p>Service stations are designed and orientated on site to:</p> <ul style="list-style-type: none"> a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages; b. building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; d. not include more than 2 driveway crossovers.
<p>PO66</p> <p>Non-residential uses (excluding a Service station) 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; 	<p>No example provided.</p>

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<ul style="list-style-type: none"> b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas and drive through facilities 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>PO67</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include 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>No example provided.</p>
<p>PO68</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p>	<p>No example provided.</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 frontage and 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. 	
<p>PO69</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. 	<p>No example provided.</p>
<p>PO70</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>E70.1</p> <p>Car parking is provided in accordance with Table 6.2.3.2.2.7 'Car parking spaces'.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p> <hr/> <p>E70.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO71</p>	<p>E71.1</p>

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<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>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="734 291 1468 582"> <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								
	<p>E71.2</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>								
	<p>E71.3</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). 								

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.

E71.4

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

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	<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>P072</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste:</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided. E72</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>P073</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>P074</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E74</p> <p>No fencing is provided forward of the building line.</p>
<p>P075</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>P076</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>E76</p> <p>Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.</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.

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.

PO77

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.

E77

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.

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.

PO78

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;
- e. ensure safe and effective access for emergency services during a bushfire.

E78.1

Buildings and structures are:

- a. not located on a ridgeline;
- b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard);
- c. dwellings are located on east to south facing slopes.

E78.2

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)

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	<p>at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</p> <ul style="list-style-type: none"> 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%: <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>PO79</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>E79</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>PO80</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E80</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO81</p>	<p>E81</p>

<p>Development:</p> <p>a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids;</p> <p>b. does not present danger or difficulty to emergency services for emergency response or evacuation.</p> <p>Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	<p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <p>a. Clearing of native vegetation located within an approved development footprint;</p> <p>b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</p> <p>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</p> <p>d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Grazing of native pasture by stock;</p> <p>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development</p> <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO82</p>	<p>No example provided.</p>

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<p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO83</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO84</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO85</p>	<p>No example provided.</p>

<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO86</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO87</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO88</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.

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<p>PO89</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO90</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO91</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO92</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; 	<p>No example provided.</p>

<ul style="list-style-type: none"> c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO93</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
<p>PO94</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E94</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO95</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and 	<p>E95.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E95.2</p>

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<p>located to achieve a high degree of safety, having good visibility;</p> <p>c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.</p>	<p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO96</p> <p>Development will:</p> <p>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> <p>b. protect the fabric and setting of the heritage site, object or building;</p> <p>c. be consistent with the form, scale and style of the heritage site, object or building;</p> <p>d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</p> <p>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</p> <p>f. retain public access where this is currently provided.</p>	<p>E96</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>PO97</p> <p>Demolition and removal is only considered where:</p> <p>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</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>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>PO98</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>PO99</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E99</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO100</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the 	<p>E100</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.

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<p>redirection or alteration of the existing flow if surface or groundwater</p> <p>e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.</p>	
<p>PO101</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <p>a. minimising overuse of cut and fill to create single flat pads and benching;</p> <p>b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;</p> <p>c. minimising any adverse visual impact on the landscape character ;</p> <p>d. Protect the amenity of adjoining properties.</p>	<p>E101</p> <p>Buildings, excluding domestic outbuildings:</p> <p>a. are split-level, multiple-slab, pier or pole construction;</p> <p>b. are not single plane slab on ground.</p>
<p>PO102</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <p>a. the long-term stability of the development site considering the full nature and end use of the development;</p> <p>b. site stability during all phases of construction and development;</p> <p>c. the development is not adversely affected by landslide activity originating on sloping land above the site;</p> <p>d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.</p>	<p>E102</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO103</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E103.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E103.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E103.3</p>

	<p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E103.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E103.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO104</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E104</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ul style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO105</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>E105</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>PO106</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E106</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;

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	<ul style="list-style-type: none"> b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
<p>PO107</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E107</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO108</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>PO109</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>E109</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO110</p>	<p>E110</p>

<p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO111</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>PO112</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>PO113</p> <p>Development does not:</p>	<p>No example provided.</p>

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<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>PO114</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>E114</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>PO115</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>E115</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>PO116</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>E116.1</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>c. Industrial area – Level V;</p> <p>d. Commercial area – Level V.</p> <p>E116.2</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>PO117</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>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>PO118</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>E118</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>
Riparian and wetland setbacks	
<p>PO119</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <p>a. impact on fauna habitats;</p> <p>b. impact on wildlife corridors and connectivity;</p> <p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>E119</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p> <p>b. 30m from top of bank for W2 waterway and drainage line</p> <p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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Table 6.2.3.2.3 Setbacks (Residential uses) - All other areas

Height to of wall	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall	Rear To OMP and wall	Canal Trafficable water body
	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*	To OMP, wall and covered car parking space*	To OMP and wall		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 7.8.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 7.8.5m	Min 5m	Min 4.5m

Note - * for Dwelling houses ⁽²²⁾ and Dual occupancies ⁽²¹⁾ only

Note - * Does not apply to basement car parking areas.

Table 6.2.3.2.4 Setbacks (Residential uses) - Morayfield South urban area

Height of wall	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall	Rear To OMP and wall	Canal Trafficable water body
	To wall	To OMP	To covered car parking space	To wall	To OMP	To covered car parking space	To OMP, wall and 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 5	Min 4.5m

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

Table 6.2.3.2.5 Built to boundary walls (Residential uses) - All other areas

Lot frontage width	Mandatory / optional	Length and height of built to boundary wall
		Transition precinct - all other areas
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
Greater than >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 Not permitted.	

Table 6.2.3.2.6 Built to boundary walls (Residential uses) - Morayfield South urban area

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
		Transition precinct - Morayfield South urban area
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
Greater than >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: 10.5m
Greater than 18m	As per QDC Not permitted.	

Table 6.2.3.2.7 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* walking distance 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.

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Note -* Where Dwellings are not being established (e.g. beds and communal area) the car parking rate specified above is to be provided per Non-residential GFA.

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⁾.

Figure 6.2.3.2.2 - Morayfield South

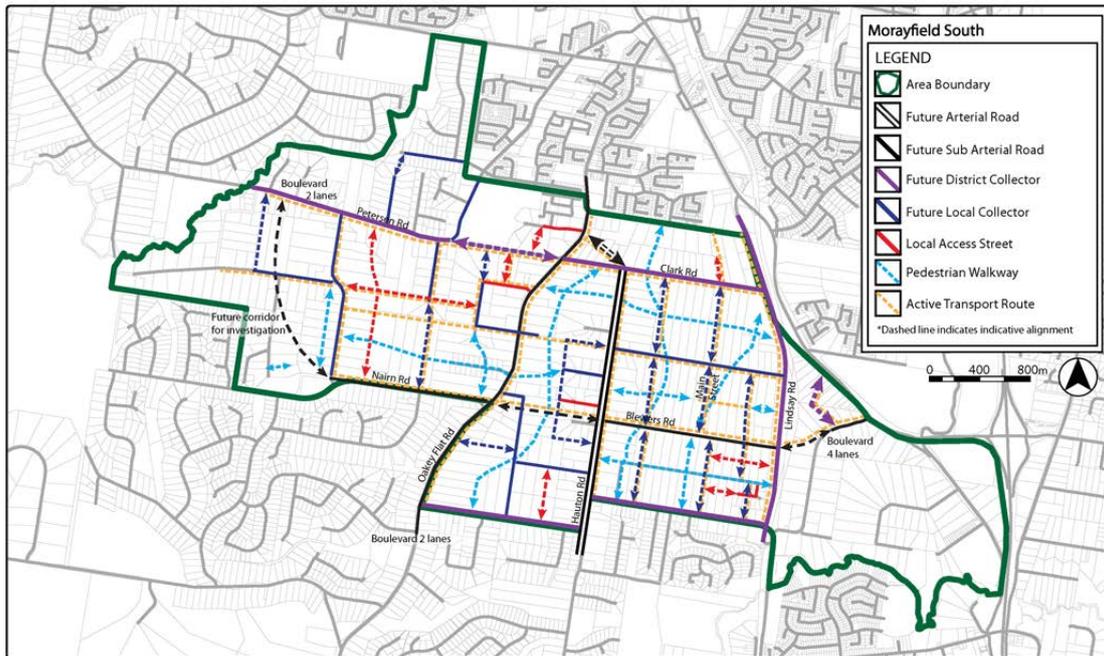
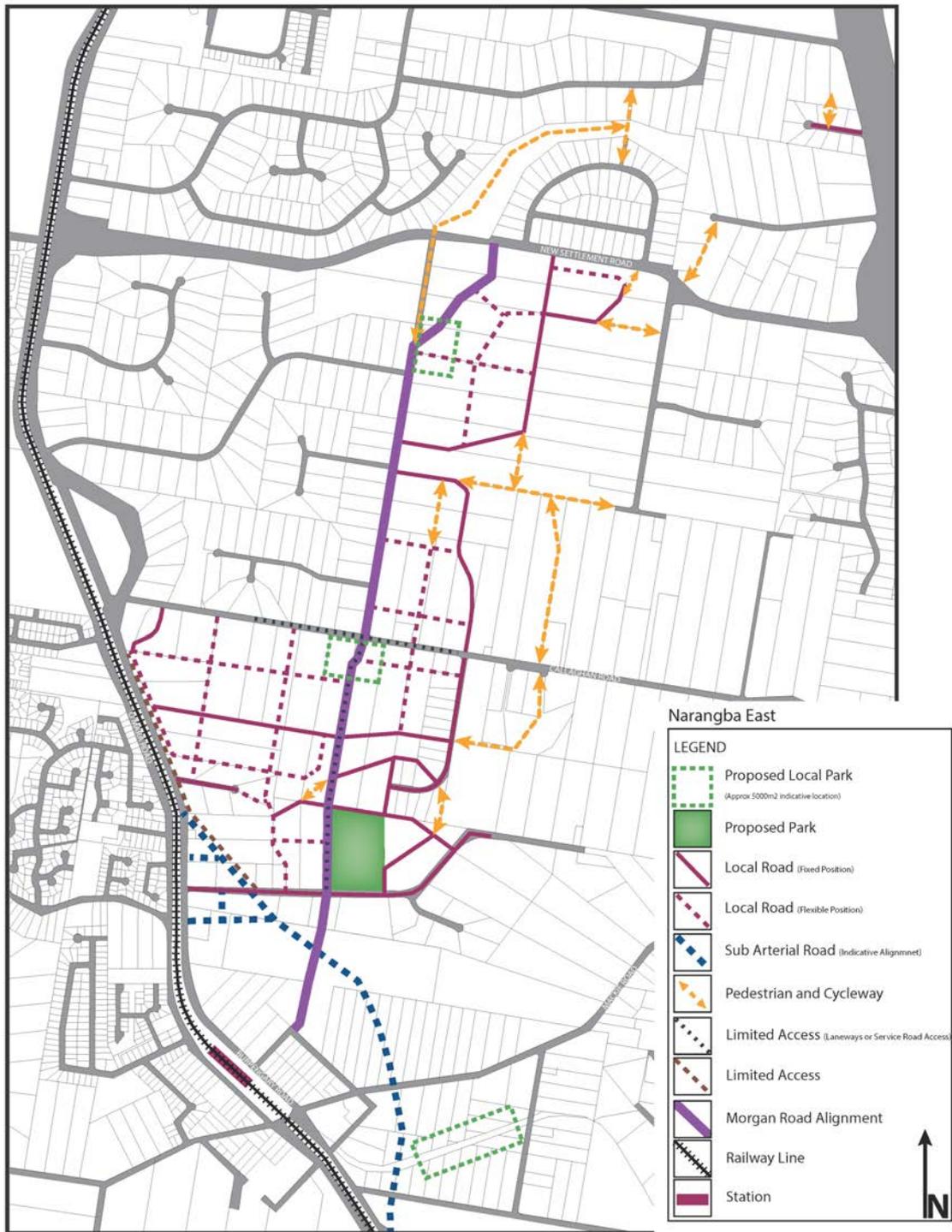


Figure 6.2.3.2.2.3 - Narangba East



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6.2.4 Environmental management and conservation zone code

6.2.4.1 Application - Environmental management and conservation zone

This code applies to undertaking development in the Environmental management and conservation zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

6.2.4.2 Purpose - Environmental management and conservation zone

1. The purpose of the Environmental management and conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity. The Environmental management and conservation zone covers the core natural environmental areas of the Region which are, for the significant majority of the land, in public ownership. These areas consist of high ecological significance and high-value vegetation. They include key wildlife breeding and refuge areas with the strongest conservation mandate. This zone makes up a strong network of diverse natural landscapes which contribute to local habitat connectivity, koala and other priority species sustainability, biodiversity resilience, lifestyle and recreation opportunities.

The Environmental management and conservation zone code 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. Areas having important biological, natural, and ecological values are protected from potentially degrading and destructive effects associated with development.
 - b. Development is restricted to activities that directly support or appreciate the biological, natural and environmental values of the area such as parks⁽⁵⁷⁾, walking trails, and associated support facilities.
 - c. Development occurs in accordance with a Council Master Plan approved under Council policy on Council owned land; or in accordance with the relevant controlling legislation (e.g. Forestry Act, Nature Conservation Act) under which the land is administered by the State. Where on private land, development is restricted to activities that directly support or appreciate the biological, natural and environmental values.
 - d. Development not having a close association with the natural environment is avoided.
 - e. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
 - f. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.

- iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
- v. protecting native species and protecting and enhancing species habitat;
- vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
- vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

- g. Development in the Environmental management and conservation zone includes one or more of the following where located on Council owned land and identified on a Council Master Plan approved under Council policy; where on State owned land and in accordance with a relevant, applicable Act; or where on privately owned land.

• All uses		
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- h. Development in the Environmental management and conservation zone 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⁾ 	<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⁾ 	<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⁾
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<ul style="list-style-type: none"> • Bulk landscape supplies⁽⁹⁾ • Caretaker's accommodation⁽¹⁰⁾ • 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"> • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • 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"> • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • 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⁾ • Substation⁽⁸⁰⁾ • 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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- i. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.4.3 Criteria for assessing development

There is no accepted development subject to requirements in the Environmental management and conservation zone. Development is categorised as either accepted development or assessable development - impact assessment. Where development is categorised as assessable development - impact assessment, the assessment benchmarks becomes Part A, Table 6.2.4.1 and the whole of the planning scheme.

Part A—Criteria for assessable development - Environmental management and conservation zone

Table 6.2.4.1 Assessable development - Environmental management and conservation zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
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> <ul 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.
Form and nature of development	
<p>PO2</p> <p>The form and nature of development :</p> <ul style="list-style-type: none"> a. is of a minor size and scale, low intensity and compatible with the physical characteristics and values; b. responds appropriately to the characteristics and constraints of the site such as slope and stability, visual prominence, landscape character, water courses, flooding, bush fire risk, soil type, existing vegetation and surrounding land uses. 	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>	No example provided.

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<p>Development is limited to tourism and nature-based recreation, educational activities and facilities, small scale utility installation⁽⁸⁶⁾. Development is in appropriate locations that are allied to, and compatible with, the significant conservation values of the area.</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>PO5</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>E5</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>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>PO6</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; 	<p>E6.1</p> <p>Buildings and structures are:</p> <ol style="list-style-type: none"> not located on a ridgeline; not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); dwellings are located on east to south facing slopes. <p>E6.2</p> <p>Buildings and structures have contained within the site:</p>

<ul style="list-style-type: none"> d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire. 	<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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>PO7</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>E7</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>PO8</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E8</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access

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	<p>is provided to within 3m of that water storage source.</p> <p>d. 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 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>PO9</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>E9</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p>	

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

<p>PO10</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	<p>No example provided.</p>
<p>PO11</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges,</p>	<p>No example provided.</p>

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<p>underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO12</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO13</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>
<p>PO14</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO15</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO16</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	
<p>PO17</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO18</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO19</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO20</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p>	No example provided.

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<ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO21</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO22</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E22</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO23</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E23</p> <p>Development within the separation area does not include the following activities:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO24</p>	<p>E24</p>

<p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>All habitable rooms within the separation area are:</p> <ol style="list-style-type: none"> acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; provided with mechanical ventilation.
<p>PO25</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E25</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</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>PO26</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>E26</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>PO27</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 	<p>No example provided.</p>

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<ul style="list-style-type: none"> 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>PO28</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>PO29</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E29</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO30</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or 	<p>E30</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.

<p>alteration of the existing flow if surface or groundwater</p> <p>e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.</p>	
<p>PO31</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <p>a. minimising overuse of cut and fill to create single flat pads and benching;</p> <p>b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;</p> <p>c. minimising any adverse visual impact on the landscape character ;</p> <p>d. Protect the amenity of adjoining properties.</p>	<p>E31</p> <p>Buildings, excluding domestic outbuildings:</p> <p>a. are split-level, multiple-slab, pier or pole construction;</p> <p>b. are not single plane slab on ground.</p>
<p>PO32</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <p>a. the long-term stability of the development site considering the full nature and end use of the development;</p> <p>b. site stability during all phases of construction and development;</p> <p>c. the development is not adversely affected by landslide activity originating on sloping land above the site;</p> <p>d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.</p>	<p>E32</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO33</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E33</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <p>a. Caretaker's accommodation⁽¹⁰⁾;</p> <p>b. Community residence⁽¹⁶⁾;</p> <p>c. Dual occupancy⁽²¹⁾;</p> <p>d. Dwelling house⁽²²⁾;</p> <p>e. Dwelling unit⁽²³⁾;</p> <p>f. Hospital⁽³⁶⁾;</p> <p>g. Rooming accommodation⁽⁶⁹⁾;</p> <p>h. Multiple dwelling⁽⁴⁹⁾;</p> <p>i. Non-resident workforce accommodation⁽⁵²⁾;</p> <p>j. Relocatable home park⁽⁶²⁾;</p> <p>k. Residential care facility⁽⁶⁵⁾;</p>

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	<ul style="list-style-type: none"> l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO34</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E34.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p> <p>E34.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p> <p>E34.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p> <p>E34.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p> <p>E34.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO35</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E35</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ul style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas;

	<ul style="list-style-type: none"> d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO36</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>E36</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>PO37</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E37</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>PO38</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E38</p> <p>The following uses are not located within a Landfill buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO39</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>	<p>E39</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>

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<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>PO40</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E40</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO41</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>PO42</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>No example provided.</p>

<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO43</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>PO44</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>E44</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>PO45</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>E45</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>PO46</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>E46.1</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>E46.2</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>PO47</p>	<p>No example provided.</p>

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<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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO48</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>E48</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>Riparian and wetland setbacks</p>	
<p>PO49</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E49</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>	

<p>PO50</p> <p>Development:</p> <ul style="list-style-type: none"> a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>E50</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ul style="list-style-type: none"> a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line. 																																													
<p>PO51</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>E51</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ul style="list-style-type: none"> a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height. 																																													
<p>PO52</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ul style="list-style-type: none"> a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape. 	<p>E52.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 1099 1469 1928"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> <tr> <td>G23 – Shamrock</td> <td>N33 – Lightbox Grey</td> <td>X63 – Iron Bark</td> </tr> <tr> <td>G24 – Fern Green</td> <td>N35 – Light Grey</td> <td>Y51 – Bronze Olive</td> </tr> <tr> <td>G25 – Olive</td> <td>N41 – Oyster</td> <td>Y61 – Black Olive</td> </tr> <tr> <td>G34 – Avocado</td> <td>N42 – Storm Grey</td> <td>Y63 – Khaki</td> </tr> <tr> <td>G52 – Eucalyptus</td> <td>N43 – Pipeline Grey</td> <td>Y66 – Mudstone</td> </tr> <tr> <td>G53 – Banksia</td> <td></td> <td></td> </tr> </tbody> </table> <p>E52.2</p>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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	<p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>
<p>PO53</p> <p>Landscaping</p> <ol style="list-style-type: none"> a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; <p>Fences and walls:</p> <ol style="list-style-type: none"> a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <ol style="list-style-type: none"> a. retained; b. protected from development diminishing their significance. 	<p>E53</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ol style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.

6.2.5 Extractive industry zone code

6.2.5.1 Application - Extractive industry zone

This code applies to undertaking development in the Extractive industry zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code :

1. Part A of the code applies only to accepted development subject to requirements;
2. Part B of the code applies only to assessable development.

6.2.5.2 Purpose - Extractive industry zone

1. The purpose of the Extractive industry zone code is to appropriately manage the extraction of natural resources such as sand, gravel, quarry rock, clay and soil; and protect the zone from inappropriate uses. Development such as storage, processing, treatment and transportation facilities may be established within the extractive industry zone only where ancillary to the extractive industry⁽²⁷⁾.

Extractive resources of local and regional significance are protected for future optimal utilisation of the resources, separated and buffered from incompatible development and developed in an ecologically sustainable manner. At the cessation of the use the land is rehabilitated for the establishment of appropriate end uses. The purpose of the Extractive Industry zone code is 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 is appropriately located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and ensure sufficient buffers are maintained in order to minimise impacts on adjacent sensitive or future sensitive land uses.
 - b. Development is designed to incorporate sustainable water usage practises.
 - c. The viability of existing and future extractive industry⁽²⁷⁾ is protected from intrusion of incompatible uses.
 - d. The impact of traffic and transport noise on residential and other sensitive land uses is minimised through appropriate site design and management of activities.
 - e. Extractive industry⁽²⁷⁾ activities are screened by vegetation to protect the visual amenity of the surrounding area.
 - f. Extractive Industry Zone Transportation Routes are designed, constructed, upgraded and maintained to cater for the expected haulage loads and frequency of extractive resource transportation.
 - g. Development of non-extractive industry uses is compatible with existing and future extractive industry⁽²⁷⁾ and does not compromise the future utilisation of the extractive resource.
 - h. Once the resource is exhausted or discontinued, land used for extractive industry⁽²⁷⁾ activities is rehabilitated in a manner that achieves a stable land form suitable for appropriate end uses compatible with the character and amenity of the local area.

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

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Caretaker's accommodation⁽¹⁰⁾ 	<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾ • Extractive Industry⁽²⁷⁾ • High Impact Industry⁽³⁴⁾ (where for the batching, manufacturing or recycling of concrete or asphalt only) 	<ul style="list-style-type: none"> • Medium impact industry⁽⁴⁷⁾ (where for the batching, manufacturing or recycling of concrete or asphalt only) • Park⁽⁵⁷⁾
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I. Development in the Extractive industry zone does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Educational establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ (excluding the batching, manufacturing or recycling of concrete or asphalt only) 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low Impact Industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ (excluding the batching, manufacturing or recycling of concrete or asphalt only) • 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⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • 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"> • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • 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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6 Zones

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

6.2.5.3 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.5.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.5.1, 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 (PO)
RAD1	PO
RAD2	PO
...	...

Part A — Requirements for accepted development - Extractive industry zone

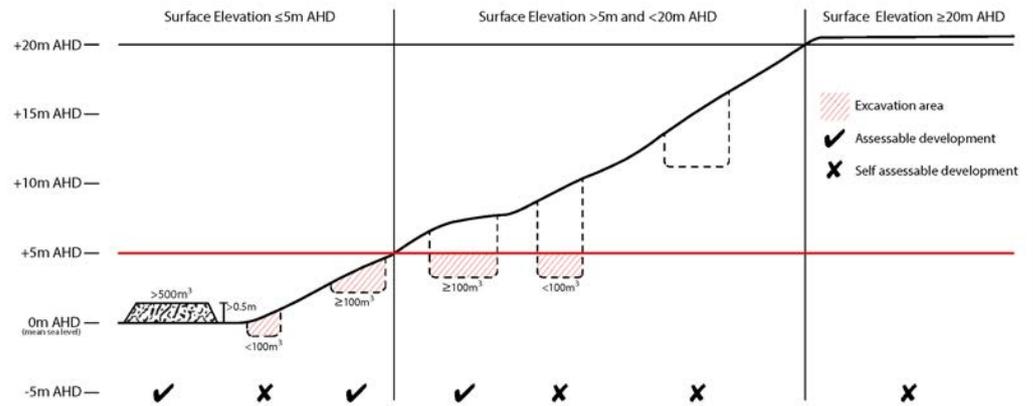
Table 6.2.5.1 Requirements for accepted development - Extractive industry zone

Requirements for accepted development	
General requirements	
Building height	
RAD1	Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights.
Lighting	
RAD2	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day
Waste treatment	
RAD3	All concentrated use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all runoff is directed to suitable detention basins, filtration or other treatment areas.
Specific rural uses setbacks	
RAD4	The following uses, associated buildings and structures are setback from all lot boundaries as follows: <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) – 10m b. Cropping⁽¹⁹⁾ (building only) – 10m
On-site car parking	
RAD5	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.

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>	
RAD6	A minimum area 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.
RAD7	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.
RAD8	<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.
RAD9	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD10	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD11	<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>
RAD12	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.
RAD13	Development is not located within a Resource Area on the Extractive Resources overlay map.
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 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>	
RAD14	Development does not involve:

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- 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.

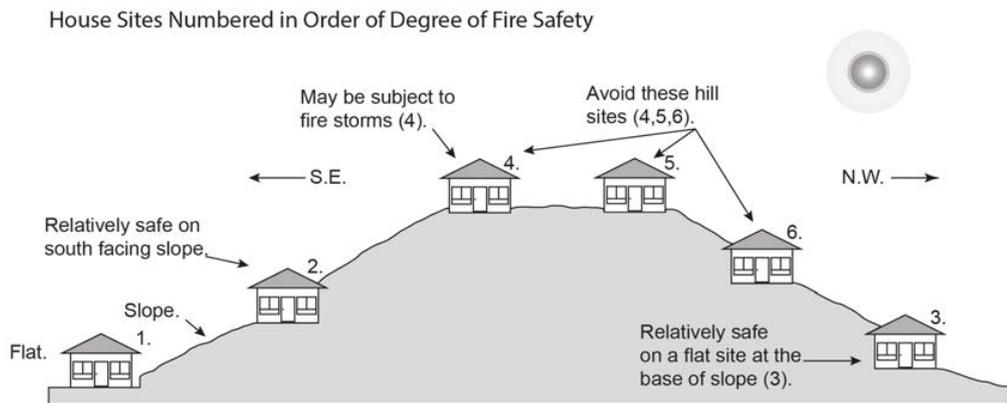


Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD15

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.



(1 being the safest, 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD16

Buildings and structures have contained within the site:

	<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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>
RAD17	<p>The length of driveway:</p> <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.
RAD18	<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.
RAD19	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 	

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

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

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

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

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

RAD20

Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².

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

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

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

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

RAD21	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD22	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD23	<p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾;

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	<ul style="list-style-type: none"> m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD24	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD25	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD26	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD27	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD28	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
<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>	
RAD29	<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>
RAD30	<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>
RAD31	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD32	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD33	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD34	<p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD35	<p>Buildings, excluding domestic outbuildings:</p>

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	<ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD36	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD37	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD38	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD39	<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.
RAD40	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD41	<p>On-site sewerage facilities in a Water supply buffer for a dwelling house⁽²²⁾ include:</p> <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD42	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD43	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD44	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD45	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.

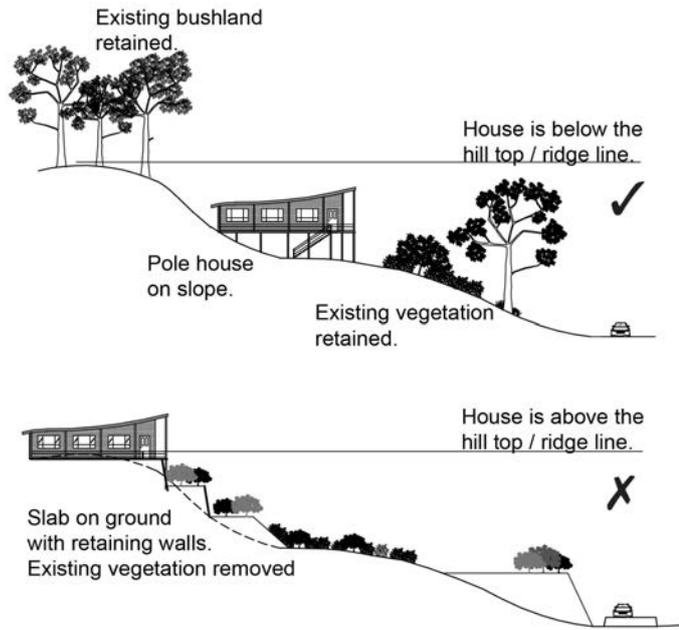
RAD46	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD47	Development 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.
RAD48	<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>
RAD49	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD50	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.
RAD51	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD52	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	

6 Zones

RAD53

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

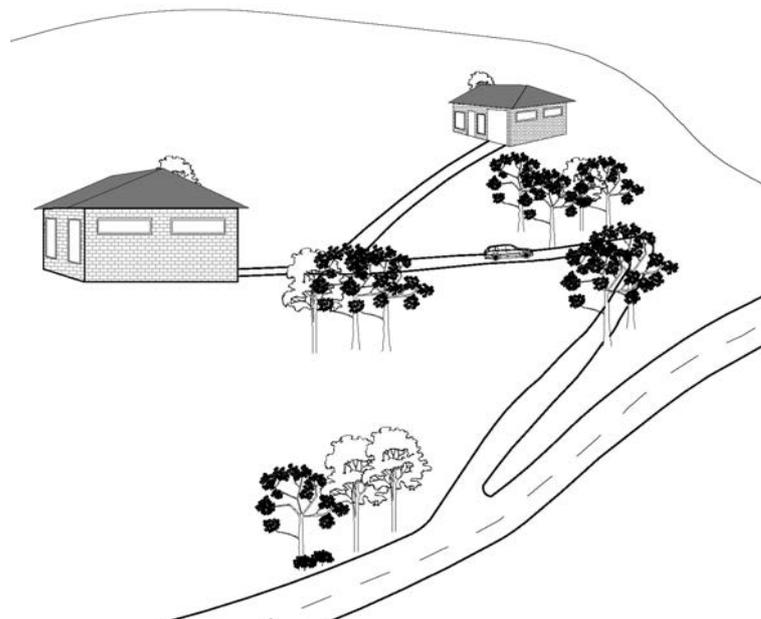
- a. located on a hill top or ridge line; and
- b. all parts of the building and structure are located below the hill top or ridge line.



RAD54

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

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



RAD55	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="263 376 1461 1182"> <thead> <tr> <th colspan="3" data-bbox="263 376 1461 432">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td data-bbox="263 432 660 483">G12 – Holly</td> <td data-bbox="660 432 1058 483">G53 – Banksia</td> <td data-bbox="1058 432 1461 483">N44 – Bridge Grey</td> </tr> <tr> <td data-bbox="263 483 660 535">G13 – Emerald</td> <td data-bbox="660 483 1058 535">G54 – Mist Green</td> <td data-bbox="1058 483 1461 535">N45 – Koala Grey</td> </tr> <tr> <td data-bbox="263 535 660 586">G14 – Moss Green</td> <td data-bbox="660 535 1058 586">G55 – Lichen</td> <td data-bbox="1058 535 1461 586">N52 – Mid Grey</td> </tr> <tr> <td data-bbox="263 586 660 638">G15 – Rainforest Green</td> <td data-bbox="660 586 1058 638">G56 – Sage Green</td> <td data-bbox="1058 586 1461 638">N54 – Basalt</td> </tr> <tr> <td data-bbox="263 638 660 689">G16 – Traffic Green</td> <td data-bbox="660 638 1058 689">G62 – Rivergum</td> <td data-bbox="1058 638 1461 689">N55 – Lead Grey</td> </tr> <tr> <td data-bbox="263 689 660 741">G17 – Mint Green</td> <td data-bbox="660 689 1058 741">G64 – Slate</td> <td data-bbox="1058 689 1461 741">X54 – Brown</td> </tr> <tr> <td data-bbox="263 741 660 792">G21 – Jade</td> <td data-bbox="660 741 1058 792">G65 – Ti Tree</td> <td data-bbox="1058 741 1461 792">X61 – Wombat</td> </tr> <tr> <td data-bbox="263 792 660 844">G22 – Serpentine</td> <td data-bbox="660 792 1058 844">N25 – Birch Grey</td> <td data-bbox="1058 792 1461 844">X62 – Dark Earth</td> </tr> <tr> <td data-bbox="263 844 660 896">G23 – Shamrock</td> <td data-bbox="660 844 1058 896">N32 – Green Grey</td> <td data-bbox="1058 844 1461 896">X63 – Iron Bark</td> </tr> <tr> <td data-bbox="263 896 660 947">G24 – Fern Green</td> <td data-bbox="660 896 1058 947">N33 – Lightbox Grey</td> <td data-bbox="1058 896 1461 947">Y51 – Bronze Olive</td> </tr> <tr> <td data-bbox="263 947 660 999">G25 – Olive</td> <td data-bbox="660 947 1058 999">N35 – Light Grey</td> <td data-bbox="1058 947 1461 999">Y61 – Black Olive</td> </tr> <tr> <td data-bbox="263 999 660 1050">G34 – Avocado</td> <td data-bbox="660 999 1058 1050">N41 – Oyster</td> <td data-bbox="1058 999 1461 1050">Y63 – Khaki</td> </tr> <tr> <td data-bbox="263 1050 660 1102">G52 – Eucalyptus</td> <td data-bbox="660 1050 1058 1102">N42 – Storm Grey</td> <td data-bbox="1058 1050 1461 1102">Y66 – Mudstone</td> </tr> <tr> <td data-bbox="263 1102 660 1182"></td> <td data-bbox="660 1102 1058 1182">N43 – Pipeline Grey</td> <td data-bbox="1058 1102 1461 1182"></td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G53 – Banksia	N44 – Bridge Grey	G13 – Emerald	G54 – Mist Green	N45 – Koala Grey	G14 – Moss Green	G55 – Lichen	N52 – Mid Grey	G15 – Rainforest Green	G56 – Sage Green	N54 – Basalt	G16 – Traffic Green	G62 – Rivergum	N55 – Lead Grey	G17 – Mint Green	G64 – Slate	X54 – Brown	G21 – Jade	G65 – Ti Tree	X61 – Wombat	G22 – Serpentine	N25 – Birch Grey	X62 – Dark Earth	G23 – Shamrock	N32 – Green Grey	X63 – Iron Bark	G24 – Fern Green	N33 – Lightbox Grey	Y51 – Bronze Olive	G25 – Olive	N35 – Light Grey	Y61 – Black Olive	G34 – Avocado	N41 – Oyster	Y63 – Khaki	G52 – Eucalyptus	N42 – Storm Grey	Y66 – Mudstone		N43 – Pipeline Grey	
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RAD57	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <ol style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90° to the coast; c. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; <div data-bbox="268 1756 1321 2007" style="text-align: center;">  </div>																																													

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ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;



iii. Roof top outlooks, tensile structure as shading devices; and



iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.



d. existing pine trees, palm trees, mature fig and cotton trees are retained.

Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Part B — Criteria for assessable development - Extractive industry zone

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 6.2.5.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.5.2 Assessable development - Extractive industry zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Building height	
PO1	E1

<p>Height of buildings:</p> <p>a. is consistent with the low rise, open character and amenity of the surrounding area; or</p> <p>b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.</p>	<p>Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights.</p>
<p>Amenity</p>	
<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>
<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>PO3</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>E3.1</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: Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <p>i. AEGL2 (60minutes) or if not available ERPG2;</p> <p>ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure.</p> <p>b. For any hazard scenario involving fire or explosion:</p> <p>i. 7kPa overpressure;</p> <p>ii. 4.7kW/m² heat radiation.</p> <p>If criteria E3.1 (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>E3.2</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: Dangerous Dose</p>

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	<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 E3.2 (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>E3.3</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: 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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E3.3 (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>PO4</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>E4</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>PO5</p>	<p>E5</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum</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>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>PO6</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>E6.1</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"> 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. <p>E6.2</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>
Lighting	
<p>PO7</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E7</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>
Traffic matters	
<p>PO8</p> <p>Traffic generation, vehicle movement and on-site car parking associated with an activity:</p> <ol style="list-style-type: none"> a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; 	<p>E8</p> <p>Development ensures that:</p> <ol style="list-style-type: none"> a. vehicle access is designed and located in accordance with Planning scheme policy - Integrated design. b. the design of on-site vehicle manoeuvring and parking is provided in accordance with the Australian Standard <i>AS2890.1 Parking facilities Part 1: Off-street car parking</i>;

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<p>c. 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</p> <p>d. does not result adverse impacts on the efficient and safe functioning of the 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>c. On-site car parking is provided at a rate identified in Schedule 7 - Car parking.</p>
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Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <p>a. is effective in delivery of service and meets reasonable community expectations;</p> <p>b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions;</p> <p>c. ensures a logical, sequential, efficient and integrated roll out of the service network;</p> <p>d. is conveniently accessible in the event of maintenance or repair;</p> <p>e. minimises whole of life cycle costs for that infrastructure;</p> <p>f. minimises risk of potential adverse impacts on the natural and built environment;</p> <p>g. minimises risk of potential adverse impact on amenity and character values;</p> <p>h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p>	<p>E</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO9</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>PO10</p>	<p>E10.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</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>E10.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
	<p>E10.3</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 AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
<p>PO11</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>E11.1</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>E11.2</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>
<p>PO12</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>

Table 6.2.5.3

Where for extractive industry ⁽²⁷⁾ use only	
Buffers, separation and amenity	
<p>PO13</p> <p>Extractive industry⁽²⁷⁾ is adequately separated from residential uses and other sensitive receptors to minimise potential for nuisance or complaint.</p>	<p>E13</p> <p>Resource and processing activities are separated from sensitive receptors by the following minimum distances:</p>

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		Extractive resource separation distances	
		Activity	Minimum separation distance
		Resource and processing not involving blasting or crushing (namely sand, gravel, clay and soil)	200m
		Resource and processing involving blasting or crushing (namely rock)	1000m
Management of operations			
PO14		No example provided.	
<p>The design, operation and staging of the extractive industry⁽²⁷⁾:</p> <ul style="list-style-type: none"> a. promotes the efficient utilisation of the resource; b. ensures vibration and noise levels do not exceed the Acoustic Quality Objectives contained in the Environmental Protection (Noise) Policy 2008; c. ensures dust and other potential air pollutants do not exceed the Air Quality Objectives contained in the Environmental Protection (Air) Policy 2008; d. ensures lighting complies with the Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting; e. avoid impacts on natural environmental values to the greatest extent practicable and where impacts cannot be avoided the loss or decrease in values is minimised or offset; f. protects water quality and demonstrates compliance with relevant water quality objectives and outcomes; g. mitigate the potential adverse impacts of constraints present on the site including but not limited to acid sulfate soils, flood, bushfire and landslide; h. optimises potential alternative land uses after the cessation of extractive activities; i. has regard to the desired visual character of the locality. <p>Note - An Environmental management plan is to be prepared and submitted in accordance with Planning scheme policy - Extractive industry.</p>			
PO15		No example provided.	

<p>Disturbances to surrounding land uses are minimised through limited hours of operation for Extractive Industry⁽²⁷⁾ activities.</p> <table border="1" data-bbox="124 324 790 562"> <thead> <tr> <th data-bbox="124 324 347 376">Activity</th> <th data-bbox="347 324 790 376">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="124 376 347 456">Blasting Operations</td> <td data-bbox="347 376 790 456">9am to 5pm Monday to Friday No operations Saturday, Sunday or public holidays</td> </tr> <tr> <td data-bbox="124 456 347 562">All Other Operations</td> <td data-bbox="347 456 790 562">6am to 6pm Monday to Friday.7am to 1pm Saturday. No operations Sunday or public holidays.</td> </tr> </tbody> </table>	Activity	Hours of operation	Blasting Operations	9am to 5pm Monday to Friday No operations Saturday, Sunday or public holidays	All Other Operations	6am to 6pm Monday to Friday.7am to 1pm Saturday. No operations Sunday or public holidays.	
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Blasting Operations	9am to 5pm Monday to Friday No operations Saturday, Sunday or public holidays						
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<p>PO16</p> <p>On-site drainage is designed, constructed and maintained to:</p> <ol style="list-style-type: none"> avoid erosion; avoid pollution of groundwater and surface water; maintain the natural flow of water through and under the site; provide opportunities to conserve and reuse water on the site; prevent flooding or inundation of downstream and upstream properties; and adjoining sites. where in a Water supply buffer (refer to Overlay map - Infrastructure buffers), demonstrate compliance with the development and water quality vision and objectives and specific outcomes of the <i>Seqwater Development Guidelines; Development guidelines for water quality management in drinking water catchments</i>. <p>Note - An on-site Stormwater Management Plan is to be prepared and submitted in accordance with Planning scheme policy - Stormwater management.</p>	No example provided.						
<p>PO17</p> <p>Development is designed and operated in a manner which will not compromise the stability, safety or operation of major infrastructure.</p> <p>Note - Refer to Major Infrastructure Map figure X for identified Major Infrastructure locations.</p>	No example provided.						
<p>PO18</p> <p>Development is designed and managed to minimise the risk and impact of any accidental spills and/or releases of chemicals and other materials that may contaminate soil, stormwater, groundwater and/or air.</p>	<p>E18</p> <p>Storage of fuels and chemicals on-site is undertaken in accordance with AS.1940 – Storage & Handling of Flammable and Combustible Liquids.</p>						

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<p>PO19</p> <p>Caretaker's accommodation⁽¹⁰⁾ is provided on site, where:</p> <ol style="list-style-type: none"> it is compatible with and does not constrain existing and future extractive industry⁽²⁷⁾ activities; is safe for the residents; and has regard to the residents' needs for recreation space. 	<p>E19.1</p> <p>A Caretaker's accommodation⁽¹⁰⁾ is:</p> <ol style="list-style-type: none"> a maximum GFA of 80m²; separated from the processing and operational areas of the site by at least 150m; provided with separate access from a road frontage to that of the extractive resource activity.
	<p>E19.2</p> <p>No more than 1 Caretaker's accommodation⁽¹⁰⁾ unit is established per Extractive Industry⁽²⁷⁾ operation.</p> <p>Note - Refer to Key Resource Area Map figure X. for identified Resource and Processing Areas</p>
Traffic and transport	
<p>PO20</p> <p>Transport of materials from the site to a major road is undertaken:</p> <ol style="list-style-type: none"> on an Extractive resources transport route; in a way which maintains the safety and efficiency of roads comprising the Extractive resources transport route. <p>Note - Refer to Overlay map - Extractive resources for identified Extractive resource transport routes.</p>	<p>No example provided.</p>
<p>PO21</p> <p>Extractive resource transport routes are constructed and maintained to a sufficient standard to cater for the proposed use.</p> <p>Note - A Transport route impact assessment outlining the existing standard and condition of the identified transport route is to be prepared and submitted in accordance with Planning scheme policy - Extractive industry. The report is to identify potential impacts on the network as a result of the development.</p>	<p>No example provided.</p>
Building height	
<p>PO22</p> <p>Height of buildings for Animal husbandry⁽⁴⁾ and Cropping⁽¹⁹⁾ uses:</p>	<p>E22</p> <p>Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights.</p>

<p>a. is consistent with the low rise, open character and amenity of the surrounding area;</p> <p>b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.</p>	
Waste treatment	
<p>PO23</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>E23</p> <p>All concentrated use areas (eg sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all runoff is directed to suitable detention basins, filtration or other treatment areas.</p>
Industrial Uses Only	
Ancillary office⁽⁵³⁾ and administration	
<p>PO24</p> <p>Ancillary office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the primary use of the site or other industrial activities in the precinct.</p>	<p>E24</p> <p>The combined area of ancillary administration functions, does not exceed 10% of the GFA or 200m², whichever is the lesser.</p>
Staff recreation	
<p>PO25</p> <p>Staff are provided with adequate and amenable break/dining facilities to suit the nature of the activities on-site.</p>	<p>E25</p> <p>Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that:</p> <ol style="list-style-type: none"> Includes adequate seating, tables and rubbish bins for the number of staff on-site; 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.
Waste	
<p>PO26</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No example provided</p> <p>E26</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Environmental impacts	

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<p>PO27</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>E27</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
<p>PO28</p> <p>Where a use is not an environmentally relevant activity under the Environmental Protection Act, noise emissions at receptor sites is mitigated to an acceptable level.</p>	<p>E28</p> <p>Development does not generate noise exceeding the standards listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</p>
<p>Noise</p>	
<p>PO29</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>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> <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>
Emissions into Brisbane operational airspace	
<p>PO31</p> <p>Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace.</p> <p>Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.</p>	<p>E31.1</p> <p>Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.</p>
	<p>E31.2</p> <p>Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</p>
Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>

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	<p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO32</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO33</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO34</p>	<p>No example provided.</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.

Note – A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy – Stormwater management.

Where development:

- a. is for an urban purpose that involves a land area 2500m² or greater in size; and
- b. results in 6 or more dwellings; or
- c. results in an impervious area greater than 25% of the net developable area,

stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).

PO35

Easements for drainage purposes are provided over:

- a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm;
- b. overland flow paths where they cross more than one property boundary.

Note – Refer to Planning scheme policy – Integrated design for details:

Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:

Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.

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

E

No example provided:

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

Pipe Diameter	Minimum easement width (excluding access requirements)
Stormwater pipe up to 825mm diameter	3.0m
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).

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	<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>

Site works and construction management	
<p>PO36</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<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; ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E37.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; ponding or concentration of stormwater does not occur in adjoining properties.

	<p>E37.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E37.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E37.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO38</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E38</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO39</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>	<p>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>

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<p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD):</p>
<p>PO40</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E39.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p> <p>No example provided:</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; stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.

	Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	E Soil disturbances are staged into manageable areas of not greater than 3.5 ha.
PO41 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	E41.1 All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of or storage of machinery or goods is to occur in these areas during development works. E41.2 Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.
PO42 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.
Other uses	
Specific rural uses setbacks	
PO43	E43

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<p>Development ensures:</p> <ol style="list-style-type: none"> chemical spray, fumes, odour, dust are contained on site; 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 buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the surrounding environment. 	<p>The following uses and associated buildings are setback from all property boundaries as follows:</p> <ol style="list-style-type: none"> Animal husbandry⁽⁴⁾ (buildings only) – 10m Cropping⁽¹⁹⁾ (building only) – 10m
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO44</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>E44.1</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>E44.2</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>PO45</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E45</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>PO46</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p>	<p>E46</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>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>PO47</p> <p>Development does not constrain utilisation of existing and anticipated extractive resources.</p>	<p>E47</p> <p>Development is not located within a Resource Area on the Extractive Resources overlay map.</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>PO48</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>E48.1</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>E48.2</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>PO49</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>E49</p> <p>A minimum area 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>PO50</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E50</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>PO51</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>E51.1</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>E51.2</p>

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<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>In all other areas towers do not exceed 35m in height.</p> <p>E51.3</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>E51.4</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>E51.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E51.6</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>PO52</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>E52</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>PO53</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>E53</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>PO54</p>	<p>E54</p>

Development does not constrain utilisation of existing and anticipated extractive resources.	Development is not located within a Resource Area on the Extractive Resources overlay map.
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>PO55</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <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. 	<p>E55</p> <p>Development does not involve:</p> <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.
<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>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>PO56</p> <p>Development:</p> <ol 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; 	<p>E56.1</p> <p>Buildings and structures are:</p> <ol style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes.

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<ul style="list-style-type: none"> 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; e. ensure safe and effective access for emergency services during a bushfire. 	<p>E56.2</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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>PO57</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>E57</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>PO58</p>	<p>E58</p>

<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; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO59</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>E59</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 	

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- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO60

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO61

No example provided.

<p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
Vegetation clearing and habitat protection	
<p>PO62</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO63</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	No example provided.
<p>PO64</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> a. providing contiguous patches of habitat; 	No example provided.

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<ul style="list-style-type: none"> b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	
Vegetation clearing and soil resource stability	
<p>PO65</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO66</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO67</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO68	No example provided.

<p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	
<p>PO69</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO70</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO71</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland</p>	<p>No example provided.</p>

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<p>buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO72</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E72</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO73</p> <p>Development:</p> <ol style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E73</p> <p>Development within the separation area does not include the following activities:</p> <ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO74</p>	<p>E74</p> <p>All habitable rooms within the separation area are:</p>

<p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008;</p> <p>b. provided with mechanical ventilation.</p>
<p>PO75</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E75</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO76</p> <p>Development:</p> <p>a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;</p> <p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <p>i. locating the furthest distance possible from the transportation route;</p> <p>ii. habitable rooms being located the furthest from the transportation route;</p> <p>iii. shielding and screening private outdoor recreation space from the transportation routes.</p>	<p>E76</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <p>a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone;</p> <p>b. Community residence⁽¹⁶⁾;</p> <p>c. Dual occupancy⁽²¹⁾;</p> <p>d. Dwelling house⁽²²⁾;</p> <p>e. Dwelling unit⁽²³⁾;</p> <p>f. Hospital⁽³⁶⁾;</p> <p>g. Rooming accommodation⁽⁶⁹⁾;</p> <p>h. Multiple dwelling⁽⁴⁹⁾;</p> <p>i. Non-resident workforce accommodation⁽⁵²⁾;</p> <p>j. Relocatable home park⁽⁶²⁾;</p> <p>k. Residential care facility⁽⁶⁵⁾;</p> <p>l. Resort complex⁽⁶⁶⁾;</p> <p>m. Retirement facility⁽⁶⁷⁾;</p> <p>n. Rural workers' accommodation⁽⁷¹⁾;</p> <p>o. Short-term accommodation⁽⁷⁷⁾;</p> <p>p. Tourist park⁽⁸⁴⁾.</p>
<p>PO77</p> <p>Development:</p>	<p>E77.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p>

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<ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E77.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO78</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>E78</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>PO79</p> <p>Demolition and removal is only considered where:</p>	<p>No example provided.</p>

<p>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</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>PO80</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>PO81</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E81</p> <p>Development does:</p> <p>a. not result in the removal of a significant tree;</p> <p>b. not occur within 20m of a protected tree;</p> <p>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</p>
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO82</p> <p>Development:</p> <p>a. maintains the safety of people and property on a site and neighbouring sites from landslides;</p>	<p>E82</p> <p>Development does not:</p> <p>a. involve earthworks exceeding 50m³;</p> <p>b. involve cut and fill having a height greater than 600mm;</p>

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<ul style="list-style-type: none"> b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<ul style="list-style-type: none"> c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO83</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<p>E83</p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO84</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>E84</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	

<p>PO85</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E85.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p> <p>E85.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p> <p>E85.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p> <p>E85.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p> <p>E85.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO86</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E86</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO87</p>	<p>E87</p>

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<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>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>PO88</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E88</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>PO89</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>E89</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO90</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E90</p> <p>Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.</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>	
<p>PO91</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>PO92</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>	No example provided.
<p>PO93</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>	No example provided.
PO94	E94

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<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>PO95</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>E95</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>PO96</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>E96.1</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>E96.2</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>PO97</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>

Additional criteria for development for a Park⁽⁵⁷⁾	
<p>PO98</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>E98</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>
Riparian and wetland setbacks	
<p>PO99</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E99</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)	
<p>PO100</p> <p>Development:</p> <ol style="list-style-type: none"> avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; retain the natural character or bushland settings as the dominant landscape characteristic; is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>E100</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ol style="list-style-type: none"> located on a hill top or ridge line; all parts of the building and structure are located below the hill top or ridge line.
<p>PO101</p>	<p>E101</p>

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<p>Development:</p> <p>a. does not adversely detract or degrade the quality of views, vista or key landmarks;</p> <p>b. retains the natural character or bushland settings as the dominant landscape characteristic.</p>	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <p>a. go across land contours, and do not cut straight up slopes;</p> <p>b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.</p>																																													
<p>PO102</p> <p>Buildings and structures incorporate colours and finishes that:</p> <p>a. are consistent with a natural, open space character and bushland environment;</p> <p>b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;</p> <p>c. are not visually dominant or detract from the natural qualities of the landscape.</p>	<p>E102.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="804 685 1466 1514"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> <tr> <td>G23 – Shamrock</td> <td>N33 – Lightbox Grey</td> <td>X63 – Iron Bark</td> </tr> <tr> <td>G24 – Fern Green</td> <td>N35 – Light Grey</td> <td>Y51 – Bronze Olive</td> </tr> <tr> <td>G25 – Olive</td> <td>N41 – Oyster</td> <td>Y61 – Black Olive</td> </tr> <tr> <td>G34 – Avocado</td> <td>N42 – Storm Grey</td> <td>Y63 – Khaki</td> </tr> <tr> <td>G52 – Eucalyptus</td> <td>N43 – Pipeline Grey</td> <td>Y66 – Mudstone</td> </tr> <tr> <td>G53 – Banksia</td> <td></td> <td></td> </tr> </tbody> </table> <p>E102.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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<p>PO103</p> <p>Landscaping</p> <p>a. complements the coastal landscape character and amenity;</p> <p>b. has known resilience and robustness in the coastal environment;</p>	<p>E103</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <p>a. landscaping comprises indigenous coastal species;</p> <p>b. fences and walls are no higher than 1m; and</p>																																													

<p>Fences and walls:</p> <ul style="list-style-type: none"> a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <ul style="list-style-type: none"> a. retained; b. protected from development diminishing their significance. 	<ul style="list-style-type: none"> c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: <ul style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.
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6.2.6 General residential zone code

6.2.6.1 Application - General residential zone

This code applies to undertaking development in the General residential zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies only to accepted development subject to requirements in the 6.2.6.1 'Coastal communities precinct';
2. Part B of the code applies only to assessable development in the 6.2.6.1 'Coastal communities precinct';
3. Part C of the code applies only to accepted development subject to requirements in the 6.2.6.2 'Suburban neighbourhood precinct';
4. Part D of the code applies only to assessable development in the 6.2.6.2 'Suburban neighbourhood precinct';
5. Part E of the code applies only to accepted development subject to requirements in the 6.2.6.3 'Next generation neighbourhood precinct';
6. Part F of the code applies only to assessable development in the 6.2.6.3 'Next generation neighbourhood precinct';
7. Part G of the code applies only to accepted development subject to requirements in the 6.2.6.4 'Urban neighbourhood precinct';
8. Part H of the code applies only to assessable development in the 6.2.6.4 'Urban neighbourhood precinct'.

6.2.6.2 Purpose - General residential zone

1. The purpose of the General residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents.
2. The purpose of the General residential zone is to provide mechanisms to promote and implement an appropriate mix of dwelling types across the coastal communities, suburban neighbourhood, next generation neighbourhood and urban neighbourhood precincts to accommodate a range of household sizes, age groups, socio-economic groups, cultures and ability levels within the community.
3. The purpose of the General residential zone is to implement the policy direction set out in Part 3, Strategic framework.
4. The General residential zone includes 4 precincts which have the following purpose:
 - a. The Coastal Communities precinct provides for established coastal areas offering a lifestyle choice being characteristic of its location. New development will be generally infill; low-density scale and intensity, consistent with and complementary to the established settlement form prominent in these areas. These areas will have access to community services commensurate to the established populations.

- b. The Suburban neighbourhood precinct provides low density, low intensity development. Detached Dwelling houses⁽²²⁾ are therefore the predominant housing form. These areas will have access to community facilities and activities, day-to-day convenience retail and commercial uses, that are generally of a small scale and some public transport.
- c. The Next generation neighbourhood precinct provides the greatest mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.
- d. The Urban neighbourhood precinct provides a mix of dwelling types and sizes with an emphasis on attached dwellings and apartment buildings. Medium to high density neighbourhoods are located within walking distance of a diverse range of services and facilities.

Editor's note - Subheadings may be used to differentiate between criteria for accepted development subject to requirements and assessable development. Alternatively, the code table may be broken up into further "parts" to assist with useability.

Editor's note - Further use of subheadings to identify criteria specific to a zone precinct or local plan precinct may be included.

Editor's note - Supporting material such as tables and figures may be used in support of the above assessment benchmark. These may be contained within the assessment column or referenced within the outcomes and located at the back of code.

Editor's note - Notes may be included within a performance outcome or acceptable example highlighting other legislation to be complied with. For example, an Australian standard to support an acceptable example or local laws, or providing guidance on interpretation of a performance outcome.

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6.2.6.1 Coastal communities precinct

6.2.6.1.1 Purpose - Coastal communities precinct

The purpose of the code will be achieved through the following overall outcomes for the Coastal communities precinct:

- a. Residential development in the Coastal communities of Donnybrook, Toorbul, Meldale, Dohles Rocks and Beachmere maintain the small-scale, low density character of coastal communities. The predominant form of development is low rise, detached dwellings on large residential lots.
- b. Intensification of land uses in this precinct is not envisaged. Residential uses have a maximum site density of 15 dwellings per hectare.
- c. The form and nature of future development is compatible with and recognise the key characteristics of the precinct.
- d. New buildings within the Coastal communities precinct are provided with urban services.
- e. New buildings achieve a high standard of amenity for residents and neighbours and maintain and enhance the vegetated and low intensity built character of the precinct.
- f. **Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.**
- g. Community activities:
 - i. do not negatively impact adjoining residents or the streetscape;
 - ii. do not undermine the viability of existing or future centres.
- h. Retail and commercial activities **(excluding service stations)**:
 - i. are clustered with other non-residential uses forming a neighbourhood hub;
 - ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;
 - iii. are of a small scale, appropriate for a neighbourhood hub;
 - iv. do not negatively impact adjoining residents or the streetscape;
 - v. are subordinate in function and scale to all centres within the region.

Note - Retail and commercial uses expanding (into adjoining lots) into an existing local or district centre are to be assessed as out-of-centre development. Refer to the Centre zone code for relevant assessment criteria.

- i. **Service stations:**
 - i. **establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);**
 - ii. **establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;**
 - iii. **establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);**

- iv. do not negatively impact adjoining residents or the streetscape;
 - v. ancillary uses or activities only service the convenience needs of users.
- j. The design, siting and construction of non-residential uses:
- i. maintains a human scale, through appropriate building heights and form;
 - ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);
 - iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
 - iv. promotes active transport options and ensures an oversupply of car parking is not provided;
 - v. locates car parking so as not to dominate the street;
 - vi. does not result in large internalised shopping centres⁽⁷⁶⁾ (e.g. Large external blank walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.
- j. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- k. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.

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- iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
- v. protecting native species and protecting and enhancing species habitat;
- vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
- vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

- o. Development in the Coastal communities precinct includes one or more of the following:

<ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Place of worship⁽⁶⁰⁾ 	<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⁾ - Indoor sport and recreation - for a gymnasium - Office⁽⁵³⁾ - Service industry⁽⁷³⁾ - Shop⁽⁷⁵⁾ - Shopping centre - Veterinary services⁽⁸⁷⁾ - Market⁽⁴⁶⁾
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- p. Development in the Coastal communities precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ 	<ul style="list-style-type: none"> • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾
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<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • 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⁾ • Low impact industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling - Where not on a lot identified on 'Figure 6.2.6.1.1 Main Street Area'⁽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⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Residential care facility • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service station⁽⁷⁴⁾ • Short-term accommodation⁽⁷⁷⁾ • 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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- q. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.6.1.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.6.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 6.2.6.1.1, 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.

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Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO2
RAD2	PO3
RAD3	PO5
RAD4	PO7
RAD5	PO10
RAD6	PO13
RAD7	PO15-PO20
RAD8	PO14
RAD9	PO22
RAD10	PO23
RAD11	PO23
RAD12	PO25
RAD13	PO27
RAD14	PO29
RAD15	PO30
RAD16	PO32
RAD17	PO34
RAD18	PO35
RAD19	PO32
RAD20	PO36
RAD21	PO36-PO41
RAD22	PO38
RAD23	PO42
RAD24	PO42
RAD25	PO42
RAD26	PO43
RAD27	PO44
RAD28	PO46
RAD29	PO46
RAD30	PO46
RAD31	PO46
RAD32	PO46
RAD33	PO46
RAD34	PO46

Requirements for accepted development (RAD)	Corresponding PO
RAD35	PO46
RAD36	PO65
RAD37	PO66
RAD38	PO67
RAD39	PO67
RAD40	PO67
RAD41	PO67
RAD42	PO69
RAD43	PO52
RAD44	PO56
RAD45	PO56
RAD46	PO59
RAD47	PO60
RAD48	PO62
RAD49	PO63
RAD50	PO70
RAD51	PO71-PO82
RAD52	PO71-PO82
RAD53	PO83
RAD54	PO83
RAD55	PO86
RAD56	PO86
RAD57	PO86
RAD58	PO89
RAD59	PO88-PO90, PO92-PO94
RAD60	PO88-PO90
RAD61	PO91
RAD62	PO95
RAD63	PO96

Part A—Requirements for accepted development - Coastal communities precinct

Table 6.2.6.1.1 Requirements for accepted development - Coastal communities precinct

Requirements for accepted development
General requirements

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Building height (Residential uses)	
RAD1	<p>Building height does not exceed:</p> <ol style="list-style-type: none"> that shown on Overlay map - Building heights; or for lots identified on 'Figure 6.2.6.1.1 Main Street Area', 15 metres; or for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD3	<p>Setbacks comply with Table 6.2.6.1.3 - Setbacks (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>
Site cover (Residential uses)	
RAD4	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
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 AS4282 (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>
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD6	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 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, submitted to and accepted by Council;

	<p>g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p> <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works-requirements	
Utilities	
RAD7	<p>Where available, the development is connected to:-</p> <p>a. an existing reticulated electricity supply;</p> <p>b. telecommunications and broadband;</p> <p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. sealed and dedicated road.</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD8	<p>Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park⁽⁵⁷⁾, foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.</p>
Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD9	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD10	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <p>i. Planning scheme policy - Integrated design;</p>

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	<p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD11	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD12	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD13	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p>

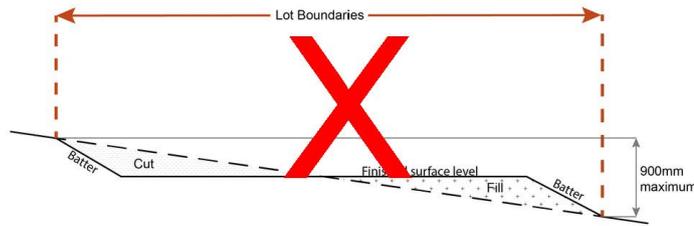
	<p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management

RAD14	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD15	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>

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RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD18	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD16	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.
RAD19	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.
RAD17	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
RAD	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.
Earthworks	
RAD21	The total of all cut and fill on-site does not exceed 900mm in height. Figure -- Cut and Fill



Note—This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

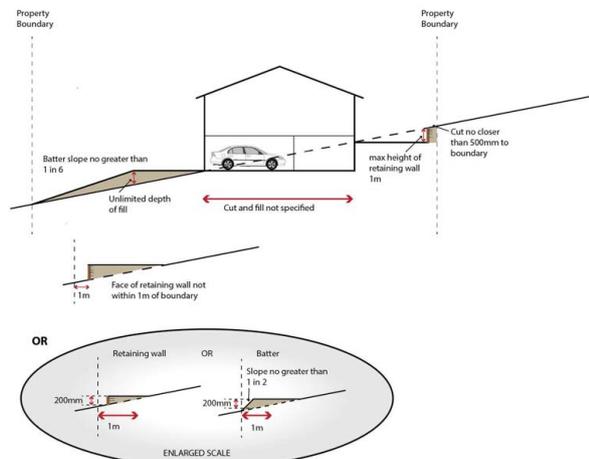
OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD

Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:

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	<ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	All fill and excavation is contained on-site and is free draining.
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD20	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD22	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm;

	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

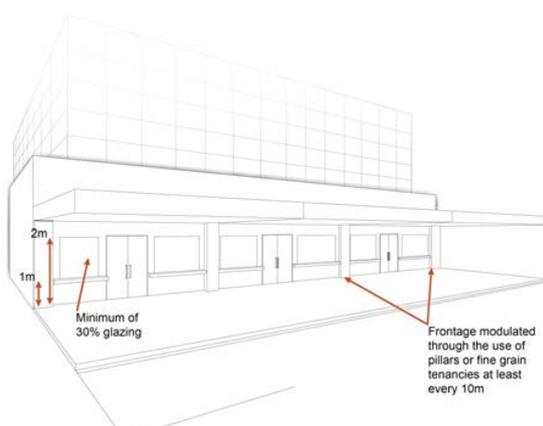
RAD23	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <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 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: <ol 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.
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RAD24	<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"> 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.
RAD25	<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>
RAD26	<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>
RAD27	<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	
Home based business⁽³⁵⁾	
RAD28	Home based business(s) ⁽³⁵⁾ are fully enclosed within the existing dwelling or on-site structure.
RAD29	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.

RAD30	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
RAD31	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD32	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² GFA.
RAD33	Home based business(s) ⁽³⁵⁾ do not involve manufacturing. Note - manufacturing as defined in the Food Act 2006 is permitted. Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.
RAD	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.
RAD34	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD35	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast RAD28 - RAD34 above do not apply.
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.	
RAD36	A minimum area 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.
RAD37	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.
RAD38	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line;

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	<p>c. further away from the frontage than the existing equipment shelter and associated structures;</p> <p>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.</p>
RAD39	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD40	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD41	<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>
RAD42	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.
Retail, commercial and community uses	
RAD43	<p>Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.</p> <p style="text-align: center;">Figure - Glazing</p> 
RAD44	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD45	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD46	Where involving an extension (building work), bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.

RAD47	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD48	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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD49	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD	Development does not involve a drive through facility.

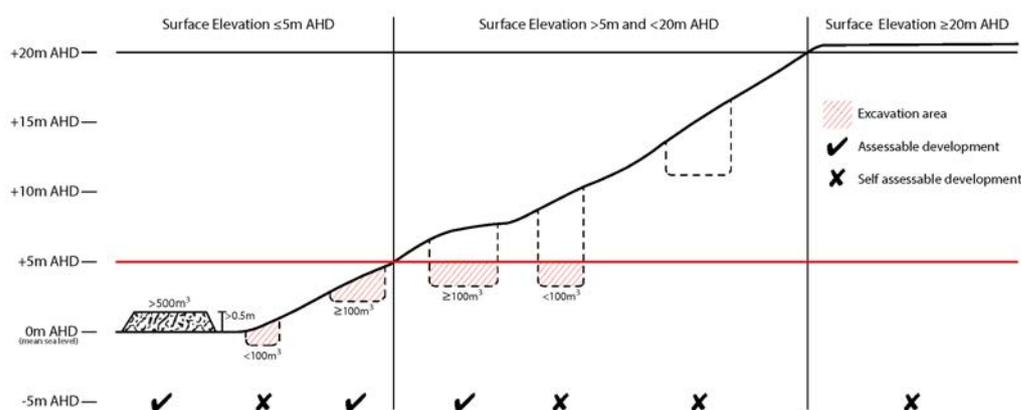
Values and constraints requirements

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.

- RAD50** Development does not involve:
- 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.



Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

- Clearing of native vegetation located within an approved development footprint;
- Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

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

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

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

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

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

RAD51

Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².

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

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

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

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

RAD52

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

This does not apply to the following:

	<ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<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>	
RAD53	<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>
RAD54	<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>
RAD55	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD56	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD57	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

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Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD58	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.
RAD59	<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>
RAD60	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD61	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.
RAD62	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD63	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
Transport noise corridors (refer Overlay map - Transport noise corridors)	
<p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Part B - Criteria for assessable development - Coastal communities 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 6.2.6.1.2 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 6.2.6.1.2 Assessable development - Coastal communities precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
<p>PO1</p> <p>Residential development:</p> <ul style="list-style-type: none"> a. contributes to the coastal community character consisting primarily of low-density, detached dwellings as the predominant built form; b. has a maximum site density of 15 dwellings per ha (excluding dual occupancies) or for lots identified on 'Figure 6.2.6.1.1 Main Street Area' a maximum site density of 75 dwellings per ha. 	<p>No example provided.</p>
Building height (Residential uses)	
<p>PO2</p> <p>Buildings and structures have a height that:</p> <ul style="list-style-type: none"> a. is consistent with the existing low rise character predominant in the Coastal communities 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 and the wider receiving environment, street conditions (e.g. street width) or adjoining properties; d. positively contributes to the existing built form of the surrounding area; <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <ul style="list-style-type: none"> e. responds to the height of development on adjoining land where contained within another precinct or zone. 	<p>E2</p> <p>Building height does not exceed:</p> <ul style="list-style-type: none"> a. that shown on Overlay map - Building heights; or b. for lots identified on 'Figure 6.2.6.1.1 Main Street Area', 15 metres; or c. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.

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<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<p>Building height (Non-residential uses)</p>	
<p>PO3</p> <p>The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area.</p> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p>	<p>E3</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship⁽⁶⁰⁾ and Educational establishment⁽²⁴⁾ buildings.</p>
<p>Setbacks (Residential uses)</p>	
<p>PO4</p> <p>Residential buildings and structures are setback to:</p> <ol style="list-style-type: none"> be consistent with the predominant prevailing setbacks in the area where buildings are generally positioned further away from the street and further apart from each other; result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining properties; maintain private open space areas that are of a size and dimension to be usable and functional; maintain the privacy of adjoining properties. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E4</p> <p>Setbacks comply with Table 6.2.6.1.3 'Setbacks' - Setbacks (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>
<p>Setbacks (Non-residential uses)</p>	
<p>PO5</p> <p>Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.</p>	<p>E5.1</p> <p>For the primary street frontage, buildings are constructed:</p> <ol style="list-style-type: none"> to the property boundary; or setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining. <p>E5.2</p> <p>For the secondary street frontage, setbacks are consistent with adjoining buildings.</p>

<p>PO6</p> <p>Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.</p>	<p>No example provided.</p>
Site cover (Residential uses)	
<p>PO7</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 detached, low density, low intensity coastal community character. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E7</p> <p>Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).</p>
Movement network	
<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</p>
Water sensitive urban design	
<p>PO8</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>

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Sensitive land use separation	
<p>PO9</p> <p>Sensitive land uses within 250m of land in the Industry zone - General industry 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>E9</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>PO10</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>PO11</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>PO12</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>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E12.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E12.2</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) 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>
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Clearing of habitat trees where not located within the Environmental areas overlay map

<p>PO13</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>
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Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO14</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>

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<p>PO15</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E15</p> <p>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 network.</p>
	<p>E18.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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</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>PO20</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>

Access

<p>PO21</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO22</p>	<p>E22.1</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 mapped on Overlay map - Road hierarchy.</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 mapped on Overlay map - Road hierarchy.</p> <p>E22.2</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>E22.3</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>E22.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO23</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E23.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

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	<p>E23.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <hr/> <p>E23.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <hr/> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>

	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO24</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>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion</p>

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<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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment:</p> <p>Note -- The road network is mapped on Overlay map -- Road hierarchy:</p> <p>Note -- The primary and secondary active transport network is mapped on Overlay map -- Active transport</p> <p>Note -- To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; 	<p>of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. Where the through road provides an access or residential street function: <ol style="list-style-type: none"> i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: <ol style="list-style-type: none"> i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres.

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	<p>c. Where the through road provides a sub-arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. <p>d. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. <p>e. Walkable block perimeter does not exceed:</p> <ul style="list-style-type: none"> i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precinct; ii. 500 metres in the Next generation neighbourhood precinct; iii. 400 metres in the Urban neighbourhood precinct. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.</p>					
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1809 1466 2074"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to</td> </tr> <tr> <td>OR</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to	OR
Situation	Minimum construction					
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to					
OR						

<p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1" data-bbox="810 203 1465 779"> <tr> <td data-bbox="810 203 1137 779"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1137 203 1465 779"> <p>a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 		

<p>Stormwater</p>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

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	<p>Note - Development is to provide roof and allotment (inter-allotment – QUDM level III) drainage, , including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO25</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>No example provided.</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>PO26</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO27</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>

6 Zones

<p>PO28</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 506 1465 1032"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>“As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery docket/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 								

Site works and construction management

<p>PO29</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO30</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E30.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; ponding or concentration of stormwater does not occur in adjoining properties. <p>E30.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E30.3</p>

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	<p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO31</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO32</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<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 development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<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 road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E</p>

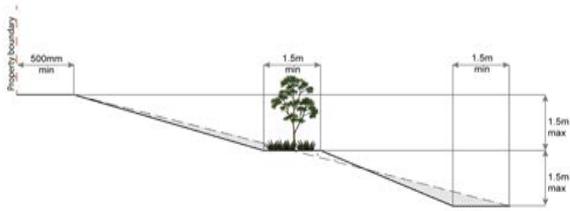
<p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO33</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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 fifty (50) millimetres; grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>

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<p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</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, building areas and other necessary areas for the works; and 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 of or storage of machinery or goods is to occur in these areas during development works.</p> <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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO35</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,</p>	<p>No example provided.</p>

<p>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"> 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 fill 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 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>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E36.4</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>E36.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E36.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that area required for the necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E36.7</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p>

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	<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>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>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E38.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <hr/> <p>E38.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO39</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

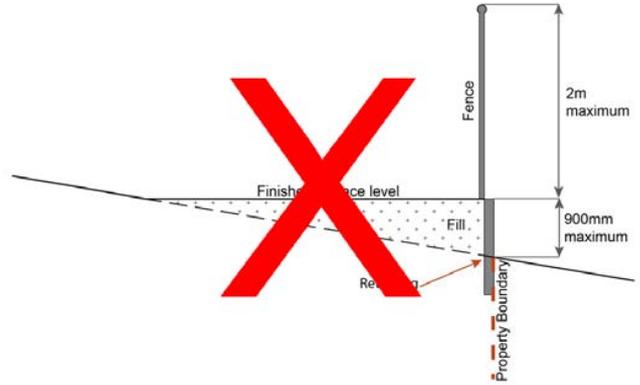
<p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	
<p>PO40</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>Retaining walls and structures</p>	
<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;

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Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

- 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

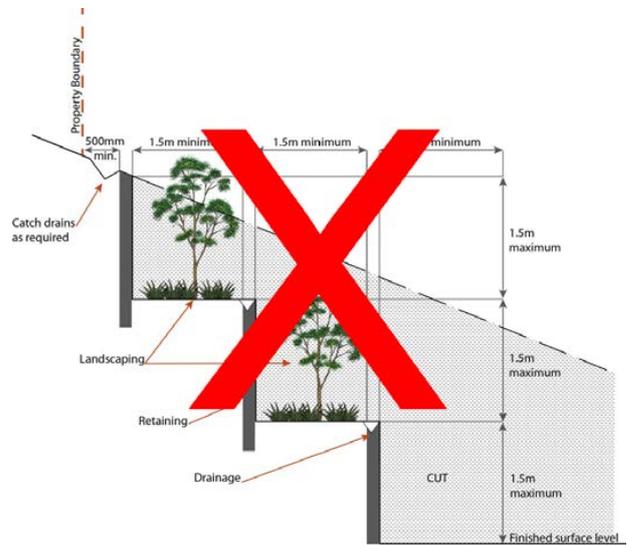
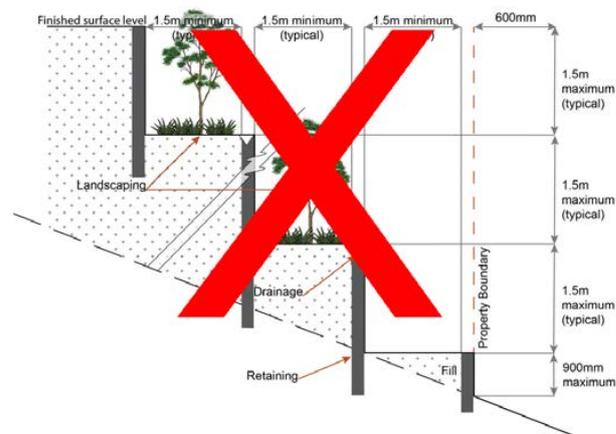


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
- i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

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	<p style="text-align: center;">Figure - Filling or Excavation</p>
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

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.

PO42

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.

E42.1

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.

E42.2

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.

E42.3

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	<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>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	
Dual occupancies⁽²¹⁾	
<p>PO45</p> <p>Dual Occupancies are infrequent and dispersed within the streetscape.</p> <p>Note - Refer to Planning scheme policy - Residential design for dispersal method and calculation.</p>	<p>E45</p> <p>Are located on lots with an area of 1000m² or greater.</p>
Home based business⁽³⁵⁾	
<p>PO46</p> <p>The scale and intensity of the Home based business⁽³⁵⁾:</p> <ol 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 the amenity of adjoining and nearby premises; 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. 	<p>No example provided.</p>
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> <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; 	<p>E47.1</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"> 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>

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<ul style="list-style-type: none"> h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<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> <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>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>
<p>Retail, commercial and community uses</p>	
<p>PO50</p> <p>Community activities:</p> <ul style="list-style-type: none"> a. are located to: <ul style="list-style-type: none"> i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. establishing a new neighbourhood hub (as described in the PO below) on a main street; b. 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; c. are of a small scale, having regard to the surrounding character; 	<p>No example provided.</p>

<p>d. are serviced by public transport;</p> <p>e. do not negatively impact adjoining residents or the streetscape.</p>	
<p>PO51</p> <p>The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub does not occur.</p>	<p>No example provided.</p>
<p>PO</p> <p>Service stations are located, designed and orientated to:</p> <ol style="list-style-type: none"> establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; be in proximity of a neighbourhood hub or centre; not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); ensure the amenity of adjoining properties is protected; reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); provide ancillary uses that meet the convenience needs of users. 	<p>E</p> <p>Service stations are located:</p> <ol style="list-style-type: none"> adjoining or within 400m of: <ol style="list-style-type: none"> a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot), or a centre zone; on the corner lot of an arterial or sub-arterial road. <p>E</p> <p>Service stations are designed and orientated on site to:</p> <ol style="list-style-type: none"> include a landscaping strip having a minimum depth of 1m adjoining all road frontages; building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; not include more than 2 driveway crossovers.
<p>PO52</p> <p>Non-residential uses (excluding a Service station) address and activate streets and public spaces by:</p> <ol style="list-style-type: none"> ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; locating car parking areas and drive through facilities behind or under buildings to not dominate the street environment; 	<p>No example provided.</p>

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<ul style="list-style-type: none"> 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 colours, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale. 	
<p>PO53</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. Included 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>No example provided.</p>
<p>PO54</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 frontage and active transport options; 	<p>No example provided.</p>

<p>d. does not impact on the safe and efficient movement of traffic external to the site;</p> <p>e. is consolidated and shared with adjoining sites wherever possible.</p>					
<p>PO55</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>a. located along the most direct route between building entrances, car parks and adjoining uses;</p> <p>b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc);</p> <p>c. are of a width to allow safe and efficient access for prams and wheelchairs.</p>	<p>No example provided.</p>				
<p>PO56</p> <p>The number of car parking spaces is managed to:</p> <p>a. avoid significant impacts on the safety and efficiency of the road network;</p> <p>b. avoid an oversupply of car parking spaces;</p> <p>c. avoid the visual impact of large areas of open car parking from road frontages and public areas;</p> <p>d. promote active and public transport options;</p> <p>e. promote innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>E56.1</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>E56.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>				
<p>PO57</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> <p>i. adequate bicycle parking and storage facilities; and</p>	<p>E57.1</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 1816 1465 1946"> <thead> <tr> <th data-bbox="810 1816 1114 1872">Use</th> <th data-bbox="1114 1816 1465 1872">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1872 1114 1946">Residential uses comprised of dwellings</td> <td data-bbox="1114 1872 1465 1946">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				

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<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"> <tr> <td data-bbox="804 203 1114 309">All other residential uses</td> <td data-bbox="1114 203 1474 309">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="804 309 1114 387">Non-residential uses</td> <td data-bbox="1114 309 1474 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>E57.2</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>E57.3</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.

E57.4

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

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	<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>PO58</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>PO59</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided. E59</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>PO60</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>PO61</p>	<p>E61</p>

Surveillance and overlooking are maintained between the road frontage and the main building line.	No fencing is provided forward of the building line.
PO62 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.	No example provided.
PO63 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	E63 Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
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.	
PO64 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.	E64.1 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.
	E64.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO65 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.	E65 A minimum area 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.
PO66 Telecommunications facilities ⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.	E66 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.
PO67	E67.1

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<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>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> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>E67.4</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>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>E69</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>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>	
<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"> 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. 	<p>E70</p> <p>Development does not involve:</p> <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.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 	

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- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO71

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO72

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;

No example provided.

<p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
Vegetation clearing and habitat protection	
<p>PO73</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO74</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p> <p>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</p> <p>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</p>	No example provided.
<p>PO75</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <p>a. providing contiguous patches of habitat;</p> <p>b. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>c. providing wildlife movement infrastructure;</p> <p>d. providing replacement and rehabilitation planting to improve connectivity.</p>	No example provided.
Vegetation clearing and soil resource stability	
<p>PO76</p> <p>Development does not:</p> <p>a. result in soil erosion or land degradation;</p> <p>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</p>	No example provided.

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Vegetation clearing and water quality	
<p>PO77</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO78</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	<p>No example provided.</p>
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO79</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO80</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and</p>	<p>No example provided.</p>

light pollution, increased fire frequency and changes in the groundwater and surface water flow.	
<p>PO81</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO82</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	No example provided.
<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> <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; 	<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</p>

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<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>plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<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>PO86</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E86</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO87</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p>	<p>E87</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>

<ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	
<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>PO88</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>PO89</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>PO90</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>No example provided.</p>

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<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>PO91</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>E91</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>PO92</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>E92</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>PO93</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>E93.1</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. <hr/> <p>E93.2</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>PO94</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>No example provided.</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>PO95</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>E95</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>Riparian and wetland setbacks</p>	
<p>PO96</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E96</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Figure 6.2.6.1.1 Main Street Area



Table 6.2.6.1.3 Setbacks

Residential uses										
Height of wall	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side	Rear	Canal
	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*	To OMP, wall and covered car parking space*	To OMP and wall	To OMP and wall	Trafficable water body To OMP and wall
Less than 4.5m	Min 6m	Min 4.5m	Min 5.4m	Min 3m	Min 2m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 78.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 78.5m	Min 2m up to 78.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 78.5m	Min 4.5m

Note - Excludes pools and class 10 buildings. For requirements for pools and class 10 buildings and structures refer to the QDC.

Note - * Does not apply to basement car parking areas.

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6.2.6.2 Suburban neighbourhood precinct

6.2.6.2.1 Purpose - Suburban neighbourhood precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Suburban neighbourhood precinct:
 - a. The suburban neighbourhood precinct consists of a primarily residential urban fabric providing predominantly low density, low rise, detached housing on a variety of lot sizes with a maximum site density of 15 dwellings per hectare or a maximum site density of 75 dwellings per hectare if complying with b. v. below.
 - b. Residential activities consist of:
 - i. Detached dwelling houses⁽²²⁾, predominantly on traditional lots;
 - ii. Detached dwelling houses⁽²²⁾ on narrow lots and Dual Occupancies⁽²¹⁾ where they are dispersed within the streetscape or are located within easy walking distance to services (centre, public transport node, community facilities) or park;
 - iii. Domestic outbuildings are subordinate in appearance and function to the dwelling;
 - iv. Retirement facilities⁽⁶⁷⁾, Residential care facilities⁽⁶⁵⁾, and Relocatable home parks⁽⁶²⁾ are located within easy walking distance of a centre;
 - v. Multiple dwellings⁽⁴⁹⁾, Rooming accommodation⁽⁶⁹⁾, short-term accommodation⁽⁷⁷⁾ and tourist park⁽⁸⁴⁾ only establish where they will support a higher order or district centre or a train station by being adjacent (within 400m walking distance) to that higher order or district centre or train station.
 - vi. The built form of concentrated residential uses and managed communities (e.g. **townhouse developments multiple dwellings⁽⁴⁹⁾**, retirement facilities⁽⁶⁷⁾, residential care facilities⁽⁶⁵⁾, relocatable home parks⁽⁶²⁾) are designed to integrate with the surrounding neighbourhood.
 - c. The design, siting and construction of residential uses are to:
 - i. contribute to an attractive streetscape with priority given to pedestrians;
 - ii. encourage passive surveillance of public spaces;
 - iii. result in privacy and residential amenity consistent with the low density residential character of the area;
 - iv. provide a diverse and attractive built form;
 - v. provide a low rise built form compatible with its surrounds;
 - vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - vii. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - viii. incorporate natural features and respond to site topography;
 - ix. cater for appropriate car parking and manoeuvring areas on site;
 - x. be of a scale and density consistent with the low density residential character of the area;
 - xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure.

- d. Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.
- e. Non-residential uses in the suburban neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres.
- f. Community activities:
- i. establish in a location that may be serviced by public transport;
 - ii. do not negatively impact adjoining residents or the streetscape;
 - iii. do not undermine the viability of existing or future centres.
- g. Corner stores may establish as standalone uses (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 region;
 - ii. clear separation from existing neighbourhood 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.
- h. Retail and commercial activities (~~forming part of a neighbourhood hub~~) (excluding Service stations):
- i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;
 - ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;
 - iii. are of a small scale, appropriate for a neighbourhood hub;
- Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.
- iv. do not negatively impact adjoining residents or the streetscape;
 - v. are subordinate in function and scale to all centres within the region.
- i. **Service stations:**
- i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);
 - ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;
 - iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);
 - iv. do not negatively impact adjoining residents or the streetscape;

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- v. ancillary uses or activities only service the convenience needs of users.
- j. The design, siting and construction of non-residential uses:
 - i. maintains a human scale, through appropriate building heights and form;
 - ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);
 - iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
 - iv. promotes active transport options and ensures an oversupply of car parking is not provided;
 - v. locates car parking so as not to dominate the street;
 - vi. does not result in large internalised shopping centres (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.
- k. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:
 - i. it is of a scale that remains subordinate to all centres within the region;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function more consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.
 - ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;
 - iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserved catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;
 - iv. for a new neighbourhood hub, it is located on sub-arterial or collector road;
 - v. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for long term development.
- l. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;

- iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with 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 in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
- q. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:

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- A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
- B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

r. Development in the Suburban neighbourhood precinct includes 1 or more of the following:

<ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Multiple dwelling - if within 400m walking distance of a higher order or district centre or a train station • Place of worship⁽⁶⁰⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ - if within 800m walking distance of a higher order or district centre • Residential care facility⁽⁶⁵⁾ - if within 800m walking distance of a higher order or district centre • Retirement facility⁽⁶⁷⁾ - if within 800m walking distance of a higher order or district centre 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ - if for a corner store • 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⁾ - Indoor sport and recreation - for a gymnasium - Office⁽⁵³⁾ - Service industry⁽⁷³⁾ - Shop⁽⁷⁵⁾ - Shopping centre - Veterinary services⁽⁸⁷⁾
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Note--Refer to Overlay map--Centre walking distances

s. Development in the Suburban neighbourhood precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ 	<ul style="list-style-type: none"> • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾
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<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ • High impact industry⁽³⁴⁾ • Hardware and trade supplies⁽³²⁾ - if 250m² GFA or more 	<ul style="list-style-type: none"> • Low impact industry⁽⁴²⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ - if not within 400m of a higher order centre or district centre or a train station • 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"> • Rooming accommodation⁽⁶⁹⁾ - if not within 400m of a higher order centre or district centre or a train station • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Service Station⁽⁷⁴⁾ -if standalone use • Short-term accommodation⁽⁷⁷⁾ - if not within 400m of a higher order centre or district centre or a train station • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ - if not within 400m of a higher order centre or district centre or a train station • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- t. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.6.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 6.2.6.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 6.2.6.2.1, 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 PO
RAD1	PO2

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Requirements for accepted development (RAD)	Corresponding PO
RAD2	PO3
RAD3	PO4
RAD4	PO4
RAD5	PO7
RAD6	PO12
RAD7	PO15
RAD8	PO17-PO22
RAD9	PO16
RAD10	PO24
RAD11	PO25
RAD12	PO25
RAD13	PO27
RAD14	PO29
RAD15	PO31
RAD16	PO32
RAD17	PO34
RAD18	PO36
RAD19	PO37
RAD20	PO34
RAD21	PO38
RAD22	PO38-PO43
RAD23	PO40
RAD24	PO44
RAD25	PO44
RAD26	PO44
RAD27	PO45
RAD28	PO46
RAD29	PO48
RAD30	PO48
RAD31	PO48
RAD32	PO48
RAD33	PO48
RAD34	PO48
RAD35	PO48

Requirements for accepted development (RAD)	Corresponding PO
RAD36	PO48
RAD37	PO48
RAD38	PO52
RAD39	PO52
RAD40	PO52
RAD41	PO52
RAD42	PO52
RAD43	PO52
RAD44	PO52
RAD45	PO54
RAD46	PO55
RAD47	PO56
RAD48	PO56
RAD49	PO56
RAD50	PO56
RAD51	PO58
RAD52	PO63
RAD53	PO67
RAD54	PO67
RAD55	PO70
RAD56	PO71
RAD57	PO73
RAD58	PO74
RAD59	PO75
RAD60	PO76-PO87
RAD61	PO76-PO87
RAD62	PO88
RAD63	PO89
RAD64	PO90
RAD65	PO91
RAD66	PO92
RAD67	PO92
RAD68	PO93
RAD69	PO93

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Requirements for accepted development (RAD)	Corresponding PO
RAD70	PO96
RAD71	PO96
RAD72	PO96
RAD73	PO97
RAD74	PO98
RAD75	PO98
RAD76	PO101
RAD77	PO99
RAD78	PO99
RAD79	PO99
RAD80	PO98
RAD81	PO100
RAD82	PO100
RAD83	PO102
RAD84	PO103-PO104
RAD85	PO105
RAD86	PO108
RAD87	PO107-PO109, PO111-PO113
RAD88	PO107-PO109
RAD89	PO110
RAD90	PO114
RAD91	PO115
RAD92	PO116
RAD93	PO117
RAD94	PO118
RAD95	PO118
RAD96	PO119

Part C—Requirements for accepted development - Suburban neighbourhood precinct

Table 6.2.6.2.1 Requirements for accepted development - Suburban neighbourhood precinct

Requirements for accepted development	
General requirements	
Building height (Residential uses)	
RAD1	Building height does not exceed:

	<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)	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD3	<p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.2.3 'Setbacks'- Setbacks (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>
RAD4	<p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ul style="list-style-type: none"> a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.2.4; b. of a length and height not exceeding that specified stated in Table 6.2.6.2.4 'Built to boundary walls (Residential uses)'; c. setback from the side boundary: <ul style="list-style-type: none"> 0. not more than 20mm; or i. if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 150-200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm d. 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 a 'easement for maintenance purposes' is recommended.</p>
Site cover (Residential uses)	
RAD5	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).
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 of 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>

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Clearing of habitat trees where not located in the Environmental areas overlay map

RAD7

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

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

Works requirements

Utilities

RAD8

~~Where available, the development is connected to:-~~

- a. ~~an existing reticulated electricity supply;~~
- b. ~~telecommunications and broadband;~~
- c. ~~reticulated sewerage;~~
- d. ~~reticulated water;~~
- e. ~~sealed and dedicated road.~~

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

RAD9	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park ⁽⁵⁷⁾ , foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
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Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD10	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD11	<p>Any new or changes to existing site-access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road, and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD12	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1 : Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

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<p>RAD13</p>	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>				
<p>RAD14</p>	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ul style="list-style-type: none"> a. is for urban purposes only;- b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>				
<p>RAD</p>	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
<p>RAD</p>	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
<p>RAD</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 1966 1465 2083"> <thead> <tr> <th data-bbox="263 1966 865 2083">Pipe Diameter</th> <th data-bbox="865 1966 1465 2083">Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> </tr> </tbody> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)		
Pipe Diameter	Minimum Easement Width (excluding access requirements)				

Stormwater Pipe up to 825mm diameter	3.0m
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	

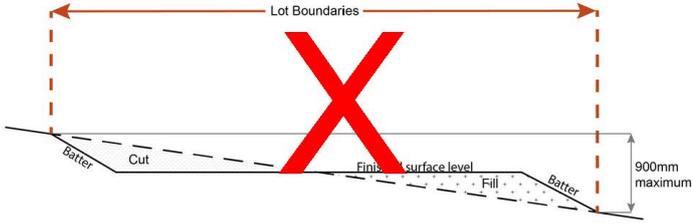
Site works and construction management

RAD15	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD16	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD17	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.
RAD20	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.
RAD18	<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>

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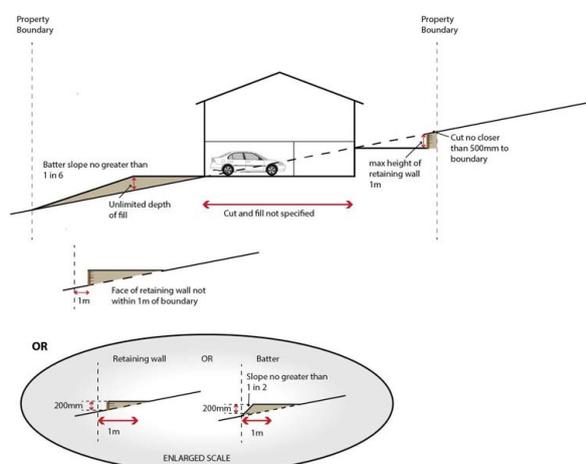
RAD	<p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD22	<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>Filling or excavation does not:</p> <ol style="list-style-type: none"> involve a change in level of more than 1.0m relative to natural ground level <p>OR</p> <p>result in a batter greater than 1V to 6H;</p> <ol style="list-style-type: none"> necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level; result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: <ol style="list-style-type: none"> the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or the batter slope within that 1.0m strip is no steeper than 1V to 2H.
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THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

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	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD21	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD23	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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.

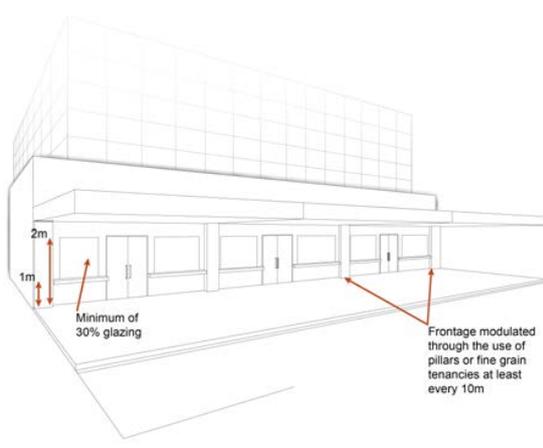
RAD24	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <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 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: <ol 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.
RAD25	<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"> 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.
RAD26	<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>
RAD27	<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;

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	<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>
RAD28	<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	
Home based business⁽³⁵⁾	
RAD29	Home based business(s) ⁽³⁵⁾ are fully enclosed within the existing dwelling or on-site structure.
RAD30	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.
RAD31	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
RAD32	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD33	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
RAD34	<p>Home based business(s)⁽³⁵⁾ do not involve manufacturing.</p> <p>Note - manufacturing as defined in the Food Act 2006 is permitted. Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.</p>
RAD35	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.
RAD36	<p>The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day.</p> <p>Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.</p>
RAD37	<p>For a bed and breakfast, the use:</p> <p>a. is fully contained within the existing dwelling on-site;</p> <p>b. occupies a maximum of 2 bedrooms;</p> <p>c. includes the provision of a minimum of 1 meal per day;</p> <p>d. accommodates a maximum of 6 people at any one time.</p>

	Note - For a Bed and Breakfast SO29 - SO36 above do not apply.
Sales office⁽⁷²⁾	
RAD38	Car parking spaces are provided in accordance with Schedule 7 - Car parking.
RAD39	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD40	Sales office ⁽⁷²⁾ has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD41	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD42	The sales office ⁽⁷²⁾ is used for the sale of land or buildings on the same site as the sales office ⁽⁷²⁾ or an adjoining site.
RAD43	The sales office ⁽⁷²⁾ has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD44	The use of the premises for a sales office ⁽⁷²⁾ is for a maximum of 2 years after the commencement of the use.
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.	
RAD45	A minimum area 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.
RAD46	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.
RAD47	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.
RAD48	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD49	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD50	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>

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RAD51	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.
Retail, commercial and community uses	
RAD52	<p>Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.</p> <p style="text-align: center;">Figure - Glazing</p> 
RAD53	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD54	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD55	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD56	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD57	<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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
RAD58	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD	Development does not involve a drive through facility.
<p>Values and constraints requirements</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>	

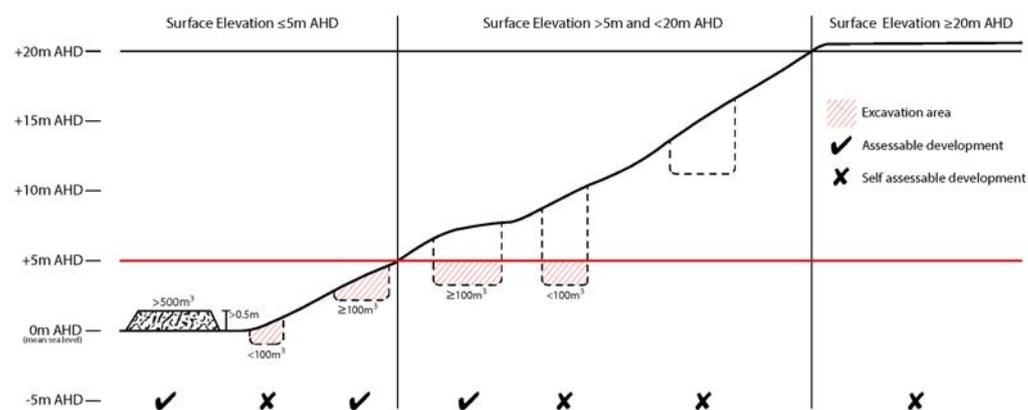
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

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.

RAD59

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.

**Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)**

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

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

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

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

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

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

RAD60 Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².

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

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

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

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

RAD61 No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.

This does not apply to the following:

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

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

RAD62	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD63	Development within the separation area does not include the following uses: <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD64	All habitable rooms within the separation area are: <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD65	The following uses are not located within the 100m wide transport route buffer: <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD66	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD67	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	

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<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>	
RAD68	<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>
RAD69	<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>
RAD70	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD71	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD72	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)</p>	
RAD73	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house;⁽²²⁾ Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾;

	<ul style="list-style-type: none"> o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD74	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD75	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD76	<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.
RAD77	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD78	<p>On-site sewerage facilities in a Water supply buffer for a dwelling house⁽²²⁾ include:</p> <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD79	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD80	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD81	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD82	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD83	<p>Development does not include the following uses located within a landfill site buffer:</p> <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾; g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾;

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	<ul style="list-style-type: none"> k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾.
RAD84	<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.
RAD85	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
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	<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>
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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD91	<p>No development is to occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.

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

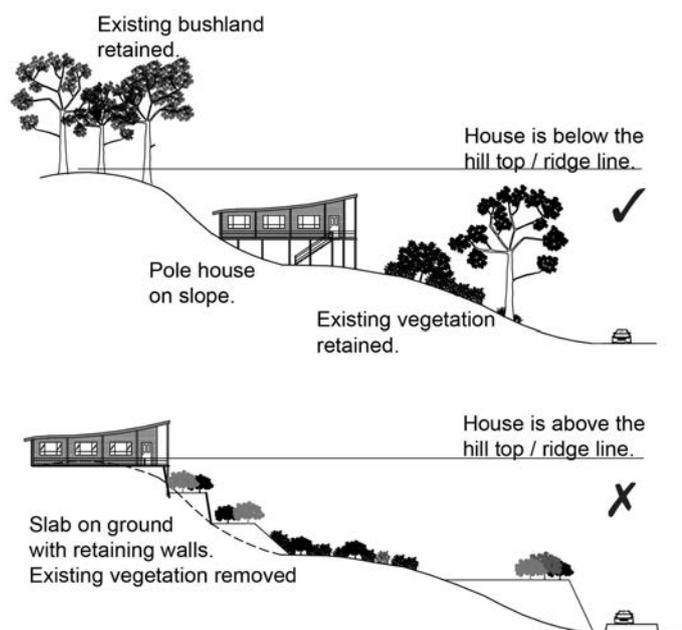
Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.

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

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

RAD92 Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

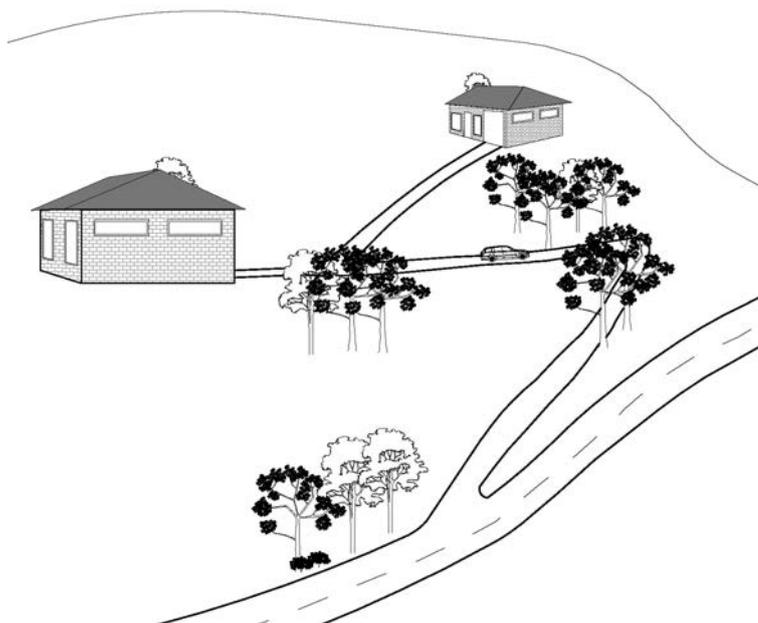
- a. located on a hill top or ridge line; and
- b. all parts of the building and structure are located below the hill top or ridge line.



RAD93 Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:

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

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RAD94

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

Colours from Australian Standard AS2700s – 1996

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

RAD95

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

RAD96

Where located in the Locally important (Coast) scenic amenity overlay;

- a. landscaping comprises indigenous coastal species;

- b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast;
- c. where over 12m in height, the building design includes the following architectural character elements:
 - i. curving balcony edges and walls, strong vertical blades and wall planes;



- ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;



- iii. Roof top outlooks, tensile structure as shading devices; and



- iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.



- d. existing pine trees, palm trees, mature fig and cotton trees are retained.

Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Transport noise corridors (refer Overlay map - Transport noise corridors)

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Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part D—Criteria for assessable development - Suburban neighbourhood 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 are set out in Part D, Table 6.2.6.2.2 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 6.2.6.2.2 Assessable development - Suburban neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
<p>PO1</p> <p>The Suburban neighbourhood precinct has a low residential density of a maximum of 15 dwellings per hectare (site density) except for Dual occupancies⁽²¹⁾.</p> <p>OR</p> <p>Maximum site density of 75 dwellings per ha if:</p> <ol style="list-style-type: none"> for Relocatable home park, Residential care facility or Retirement facility, within 800m walking distance of a higher order or district centre; or for Multiple dwelling, Rooming accommodation, Short-term accommodation or tourist park within 400m walking distance of a higher order or district centre or a train station. 	<p>No example provided.</p>
Building height (Residential uses)	
<p>PO2</p> <p>Buildings and structures have a height that:</p> <ol style="list-style-type: none"> is consistent with the low rise character of the Suburban neighbourhood precinct; responds to the topographic features of the site, including slope and orientation; is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties; positively contributes to the existing built form of the surrounding area; 	<p>E2</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.

<p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <p>e. 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>	
Building height (Non-residential uses)	
<p>PO3</p> <p>The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area.</p> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p>	<p>E3</p> <p>Building height does not exceed the maximum height identified on Overlay 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>PO4</p> <p>Residential buildings and structures are setback to:</p> <ol style="list-style-type: none"> be consistent with the low density suburban character where buildings are positioned further away from footpaths and further apart from each other and maximise private open space at the rear; result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; maintain private open space areas that are of a size and dimension to be usable and functional; maintain the privacy of adjoining properties; ensure parked vehicles do not restrict pedestrian and traffic movement and safety; limit the length, height and opening of boundary walls to maximise privacy and amenity on adjoining properties; 	<p>E4.1</p> <p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3 - Setback (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p> <hr/> <p>E4.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ol style="list-style-type: none"> only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.2.4; of a length and height not exceeding that specified in Table 6.2.6.2.4 'Built to boundary walls (Residential uses)'; setback from the side boundary: <ol style="list-style-type: none"> not more than 20mm; or

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<p>g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;</p> <p>h. 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>i. if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 450 200mm; or</p> <p>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm</p> <p>d. 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 a 'easement for maintenance purposes' is recommended.</p>
Setbacks (Non-residential uses)	
<p>PO5</p> <p>Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.</p>	<p>E5.1</p> <p>For the primary street 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>E5.2</p> <p>For the secondary street frontage, setbacks are consistent with adjoining buildings.</p>
<p>PO6</p> <p>Side and rear setbacks cater for driveway(s), services, utilities and buffers requires to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.</p>	<p>No example provided.</p>
Site cover (Residential uses)	
<p>PO7</p> <p>Residential buildings and structures will ensure that site cover:</p> <p>a. does not result in a site density that is inconsistent with the 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>d. reflects the low density character of the area.</p>	<p>E7</p> <p>Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).</p>

<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
Movement network	
<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</p>
Built form	
<p>PO8</p> <p>The development has a built form consistent with a low rise detached dwelling house⁽²²⁾ that addresses the street.</p>	<p>No example provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
Water sensitive urban design	
<p>PO9</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>PO10</p> <p>Sensitive land uses within 250m of land in the Industry zone - General industry 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>E10</p> <p>Development is designed and operated to ensure that:</p> <ol style="list-style-type: none"> a. it meets the criteria outlined in the Planning Scheme Policy – Noise; b. the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.
<p>PO11</p> <p>Vulnerable land uses within 1,500m of any existing Tier 1, 2 or 3 MHF is compatible with MHF risks.</p>	<p>No example provided.</p>

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<p>Note - To demonstrate compliance with this performance outcome a impact assessment report may be required.</p>	
<p>Amenity</p>	
<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>
<p>Noise</p>	
<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"> 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>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> <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>

	Note - Refer to Overlay map – Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO15</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>	No example provided.

Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.
<p>PO16</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	No example provided.
<p>PO17</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E17</p> <p>Development is connected to underground electricity.</p>
<p>PO18</p>	No example provided.

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<p>The development has access to telecommunications and broadband services in accordance with current standards.</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 network.</p> <p>E20.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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</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>PO22</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>

Access	
<p>PO23</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO24</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>E24.1</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 mapped on Overlay map - Road hierarchy.</p>	<p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>E24.2</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>E24.3</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>E24.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO25</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E25.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>E25.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p>

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	<p>a. AS/NZS 2890.1 Parking Facilities Part 1:- Off street car parking;</p> <p>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and</p> <p>c. the relevant standards in Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p>E25.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO26</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>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p>

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<p>Note – An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m² GFA; Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; 	<p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> Where the through road provides an access or residential street function: <ol style="list-style-type: none"> intersecting road located on same side = 60 metres; or intersecting road located on opposite side = 40 metres. Where the through road provides a local collector or district collector function: <ol style="list-style-type: none"> intersecting road located on same side = 100 metres; or intersecting road located on opposite side = 60 metres. Where the through road provides a sub-arterial function:

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	<ul style="list-style-type: none"> i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. <p>d. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. <p>e. Walkable block perimeter does not exceed:</p> <ul style="list-style-type: none"> i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precinct; ii. 500 metres in the Next generation neighbourhood precinct; iii. 400 metres in the Urban neighbourhood precinct. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.</p>					
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1720 1465 1998"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width</td> </tr> <tr> <td>OR</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width	OR
Situation	Minimum construction					
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width					
OR						

<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="794 179 1136 745"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1136 179 1469 745"> <p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		

<p>Stormwater</p>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

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	<p>Note - Development provides roof and allotment (inter-allotment – QUDM level III) drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO27</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>No example provided.</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>PO28</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	No example provided.
<p>PO29</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	No example provided.

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<p>PO30</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 506 1465 1032"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>“As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery docket/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 								

Site works and construction management

<p>PO31</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO32</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E32.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; ponding or concentration of stormwater does not occur in adjoining properties. <p>E32.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E32.3</p>

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	<p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO33</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E32.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO34</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<p>E33</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO34</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<p>E34.1</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>PO34</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<p>E34.2</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>E34.3</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>E</p>

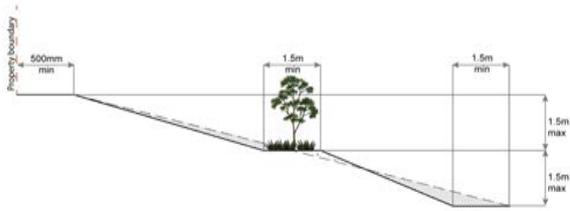
<p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO35</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E35</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>

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<p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	
<p>PO36</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E36.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E36.2</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO37</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,</p>	<p>No example provided.</p>

<p>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>PO38</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 fill 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 months of the commencement date.</p>	<p>E38.1</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>E38.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E38.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E38.4</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>E38.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E38.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that area required for the necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E38.7</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p>

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	<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>PO39</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E39</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>PO40</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E40.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E40.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO41</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

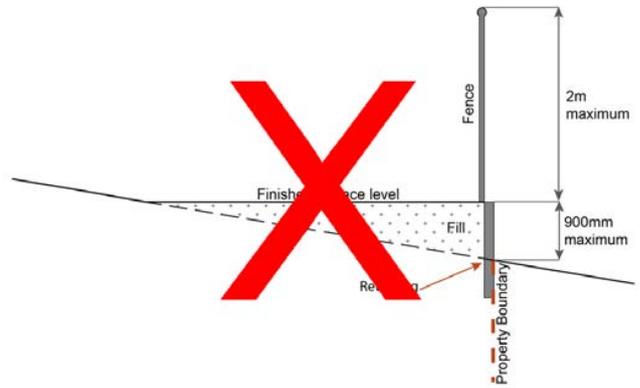
<p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	
<p>PO42</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>Retaining walls and structures</p>	
<p>PO43</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E43</p> <p>Earth retaining structures:-</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber;

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Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

- 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

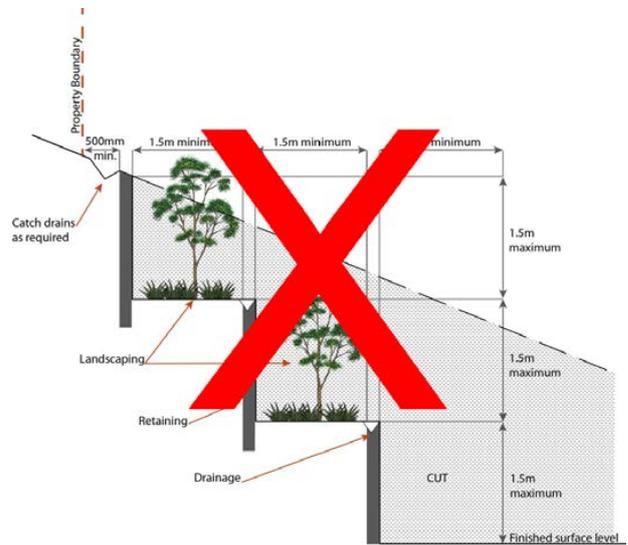
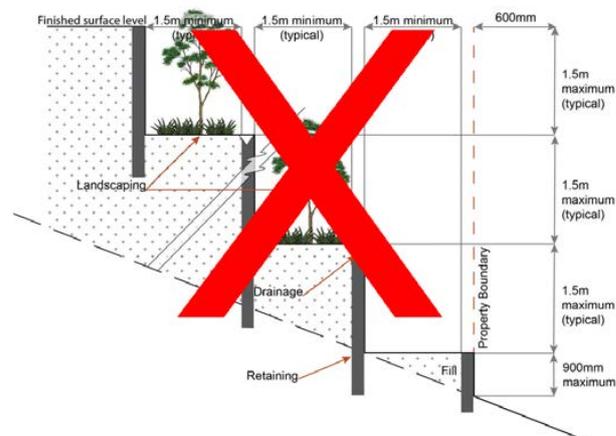


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
- i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

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	<p style="text-align: center;">Figure - Filling or Excavation</p>
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

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.

PO44

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.

E44.1

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.

E44.2

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.

E44.3

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	<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>PO45</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>E45</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>PO46</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>E46</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>PO47</p> <p>Dual Occupancies⁽²¹⁾ are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual Occupancy⁽²¹⁾.</p> <p>Note - Refer to Planning scheme policy - Residential design for dispersal method and calculation.</p>	<p>E47</p> <p>Are located on lots with an area of 1000m² or greater.</p>
Home based business⁽³⁵⁾	
<p>PO48</p> <p>The scale and intensity of the Home Based Business⁽³⁵⁾:</p> <ol 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 adjoining and nearby premises; 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. 	<p>No example provided.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO49</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"> 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>E49.1</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"> 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.

6 Zones

<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>E49.2</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>PO50</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E50</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>PO51</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>E51</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>Sales office⁽⁷²⁾</p>	
<p>PO52</p> <p>The Sales office⁽⁷²⁾ is:</p> <ol style="list-style-type: none"> designed to provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; temporary in nature; not be isolated or separated from land being displayed for sale within the office. <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>PO53</p>	<p>E53.1</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>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>PO54</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>E53.2</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>E54</p> <p>A minimum area 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>PO55</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E55</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>PO56</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>E56.1</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>E56.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E56.3</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>E56.4</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>

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	<p>E56.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E56.6</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>PO57</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>E57</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>PO58</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>E58</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, commercial and community uses	
<p>PO59</p> <p>Community activities:</p> <p>a. are located to:</p> <ul style="list-style-type: none"> i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below) be on a main street; <p>b. are located on allotments that have appropriate area and dimensions for the siting of:</p> <ul style="list-style-type: none"> i. buildings and structures; 	<p>No example provided.</p>

<ul style="list-style-type: none"> ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; <ul style="list-style-type: none"> c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape. 	
<p>PO60</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 - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.</p>	<p>E60</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>PO61</p> <p>The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must:</p> <ul style="list-style-type: none"> a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m²; b. be located on the corner of a sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre. 	<p>No example provided.</p>
<p>PO62</p> <p>Corner stores may establish as standalone uses where:</p> <ul 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>

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<p>PO</p> <p>Service stations are located, designed and orientated to:</p> <ol style="list-style-type: none"> establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; be in proximity of a neighbourhood hub or centre; not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); ensure the amenity of adjoining properties is protected; reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); provide ancillary uses that meet the convenience needs of users. 	<p>E</p> <p>Service stations are located:</p> <ol style="list-style-type: none"> adjoining or within 400m of: <ol style="list-style-type: none"> a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot), or a centre zone; on the corner lot of an arterial or sub-arterial road. <p>E</p> <p>Service stations are designed and orientated on site to:</p> <ol style="list-style-type: none"> include a landscaping strip having a minimum depth of 1m adjoining all road frontages; building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; not include more than 2 driveway crossovers.
<p>PO63</p> <p>Non-residential uses (excluding a Service station) address and activate streets and public spaces by:</p> <ol style="list-style-type: none"> ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; locating car parking areas and drive through facilities behind or under buildings to not dominate the street environment; 	<p>No example provided.</p>

<ul style="list-style-type: none"> 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 colours, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale. 	
<p>PO64</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include 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>PO65</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 frontage and active transport options; 	No example provided.

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<ul style="list-style-type: none"> 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. 					
<p>PO66</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. 	<p>No example provided.</p>				
<p>PO67</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>E67.1</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p> <hr/> <p>E67.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>				
<p>PO68</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>E68.1</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 1816 1465 1944"> <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"> <tr> <td data-bbox="809 203 1114 309">All other residential uses</td> <td data-bbox="1118 203 1469 309">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="809 315 1114 387">Non-residential uses</td> <td data-bbox="1118 315 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 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>E68.2</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>E68.3</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.

E68.4

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

	<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>PO69</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. 	No example provided.
<p>PO70</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided. E70</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>PO71</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 sightlines; 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>	No example provided.
PO72	E72

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<p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>No fencing is provided forward of the building line.</p>
<p>PO73</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>PO74</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>E74</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>PO75</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <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. 	<p>E75</p> <p>Development does not involve:</p> <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.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 	

- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO76

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO77

No example provided.

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<p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO78</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO79</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>
<p>PO80</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	

<p>PO81</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO82</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO83</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO84</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO85</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; 	No example provided.

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<p>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</p> <p>e. landscaping with native plants of local origin.</p> <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO86</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <p>a. pervious surfaces;</p> <p>b. providing deeply planted vegetation buffers and green linkage opportunities;</p> <p>c. landscaping with local native plant species to achieve well-shaded urban places;</p> <p>d. increasing the service extent of the urban forest canopy.</p>	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO87</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO88</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E88</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO89</p> <p>Development:</p> <p>a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾;</p>	<p>E89</p> <p>Development within the separation area does not include the following activities:</p> <p>a. Caretaker's accommodation⁽¹⁰⁾;</p>

<ul style="list-style-type: none"> b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<ul style="list-style-type: none"> b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO90</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E90</p> <p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO91</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E91</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO92</p> <p>Development:</p>	<p>E92.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p>

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<ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E92.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO93</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>E93</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>PO94</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>

<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>PO95</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>PO96</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E96</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO97</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E97</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO98</p>	<p>E98.1</p>

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<p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p> <p>E98.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p> <p>E98.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p> <p>E98.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p> <p>E98.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO99</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E99</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas; vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO100</p>	<p>E100</p> <p>Development:</p>

<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 water supply pipeline; maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<ol style="list-style-type: none"> does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO101</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E101</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>PO102</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E102</p> <p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO103</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E103</p> <p>Habitable rooms:</p> <ol style="list-style-type: none"> are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO104</p>	<p>No example provided.</p>

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<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>PO105</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> <ol style="list-style-type: none"> 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; is located and designed in a manner that maintains a high level of security of supply; is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E105</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO106</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E106</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO107</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>PO108</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>	No example provided.
<p>PO109</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>	No example provided.
<p>PO110</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>E110</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>PO111</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>E111</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>

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<p>PO112</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>E112.1</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>E112.2</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>PO113</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>PO114</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>E114</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>Riparian and wetland setbacks</p>	

<p>PO115</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E115</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>												
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>													
<p>PO116</p> <p>Development:</p> <ol style="list-style-type: none"> avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; retain the natural character or bushland settings as the dominant landscape characteristic; is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>E116</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ol style="list-style-type: none"> located on a hill top or ridge line; all parts of the building and structure are located below the hill top or ridge line. 												
<p>PO117</p> <p>Development:</p> <ol style="list-style-type: none"> does not adversely detract or degrade the quality of views, vista or key landmarks; retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>E117</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ol style="list-style-type: none"> go across land contours, and do not cut straight up slopes; follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height. 												
<p>PO118</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ol style="list-style-type: none"> are consistent with a natural, open space character and bushland environment; do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; are not visually dominant or detract from the natural qualities of the landscape. 	<p>E118.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 1863 1468 2078"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey
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G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone																																
G53 – Banksia																																		
<p>PO119</p> <p>Landscaping</p> <ol style="list-style-type: none"> complements the coastal landscape character and amenity; has known resilience and robustness in the coastal environment; <p>Fences and walls:</p> <ol style="list-style-type: none"> do not appear visually dominant or conspicuous within its setting; reduce visual appearance through the use of built form articulation, setbacks, and plant screening; use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <ol style="list-style-type: none"> retained; protected from development diminishing their significance. 	<p>E118.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p> <p>E119</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ol style="list-style-type: none"> landscaping comprises indigenous coastal species; fences and walls are no higher than 1m; and existing pine trees, palm trees, mature fig and cotton trees are retained. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> curving balcony edges and walls, strong vertical blades and wall planes; balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; roof top outlooks, tensile structures as shading devices; lightweight structures use white frame elements in steel and timber, bold colour contrast. 																																	
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p>																																		

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Table 6.2.6.2.3 Setbacks

Residential uses										
Height of wall	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	Genal Trafficable water body To OMP and wall
	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*	To OMP, wall and covered car parking space*			
Less than 4.5m	Min 4.5m	Min 3m	Min 5.4m	Min 3m	Min 2m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5	Min 4.5m	Min 3m	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 storey) or part thereof over 8.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 8.5m	Min 4.5m

Note - * Does not apply to basement car parking areas

Table 6.2.6.2.4 Built to boundary walls (Residential uses)

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
		Suburban neighbourhood precinct
Less than 7.5m	Mandatory - both sides unless a corner lot	As per QDC
7.5m to 12.5m	Mandatory - one side	As per QDC
Greater than >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	As per QDC
Greater than 18m	As per QDC Not permitted.	

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6.2.6.3 Next generation neighbourhood precinct

6.2.6.3.1 Purpose - Next generation neighbourhood precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Next generation neighbourhood precinct:
 - a. The Next generation neighbourhood precinct supports site densities **between of a minimum 15 and 75** dwellings per hectare.
 - b. Neighbourhoods will have a mix of residential uses, 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.
 - c. Neighbourhoods 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. Medium to high density uses (e.g. Multiple dwelling⁽⁴⁹⁾, Relocatable home park⁽⁶²⁾, Residential care facility⁽⁶⁵⁾, Retirement facility⁽⁶⁷⁾, Rooming accommodation⁽⁶⁹⁾, Short-term accommodation⁽⁷⁷⁾) are located in proximity to a range of services and public transport stops(s) or station(s).
 - e. The design, siting and construction of residential uses are to:
 - i. contribute to an attractive streetscape with priority given to pedestrians;
 - ii. encourage passive surveillance of public spaces;
 - iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area;
 - iv. provide a diverse and attractive built form;
 - v. orientate to integrate with the street and surrounding neighbourhood;
 - vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - vii. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - viii. incorporate natural features and respond to site topography;
 - ix. cater for appropriate car parking and manoeuvring areas on-site;
 - x. be of a scale and density consistent with the low to medium density residential character intended for the area;
 - xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure;
 - xii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling.
 - f. **Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.**
 - g. Non-residential uses in the next generation neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres.
 - h. Community activities:

- i. establish in a location that may be serviced by public transport;
 - ii. do not negatively impact adjoining residents or the streetscape;
 - iii. do not undermine the viability of existing or future centres.
- i. 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 region;
 - ii. clear separation from existing neighbourhood 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.
- j. Retail and commercial activities ~~(forming part of a neighbourhood hub)~~ (excluding Service stations):
- i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;
 - ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;
 - iii. are of a small scale, appropriate for a neighbourhood hub;
- Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.
- iv. do not negatively impact adjoining residents or the streetscape;
 - v. are subordinate in function and scale to all centres within the region.
- k. **Service stations:**
- i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);
 - ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;
 - iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);
 - iv. do not negatively impact adjoining residents or the streetscape;
 - v. ancillary uses or activities only service the convenience needs of users.
- l. The design, siting and construction of non-residential uses:
- i. maintains a human scale, through appropriate building heights and form;
 - ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);
 - iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;

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- iv. promotes active transport options and ensures an oversupply of car parking is not provided;
 - v. **locates car parking so as not to dominate the street;**
 - vi. 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.
- m. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:
- i. it is of a scale that remains subordinate to all centres within the region;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function more consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.
 - ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;
 - iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserved catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;
 - iv. for a new neighbourhood hub, it is located on sub-arterial or collector road;
 - v. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for long term development.
- n. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- o. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- p. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- q. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- r. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.

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

<ul style="list-style-type: none"> • Child care centre⁽¹³⁾ • Clubs⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Multiple dwelling⁽⁴⁹⁾ • Place of worship⁽⁶⁰⁾ • Relocatable home park⁽⁶²⁾ • Residential care facility⁽⁶⁵⁾ 	<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 higher order or district centre
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<ul style="list-style-type: none"> • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ - if within 800m walking distance of a higher order or district centre 	<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⁾ - Indoor sport and recreation - for a gymnasium - Office⁽⁵³⁾ - Service Industry⁽⁷³⁾ - Shop⁽⁷⁵⁾ - Shopping centre - Veterinary services⁽⁸⁷⁾
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Note -- Refer to Overlay map -- Centre walking distances

u. Development in the Next generation neighbourhood precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽¹⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ • Hardware and trade supplies⁽³²⁾ - if 250m² GFA or more 	<ul style="list-style-type: none"> • 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⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Service Station⁽⁷⁴⁾ -- if standalone use • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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v. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.6.3.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 6.2.6.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 6.2.6.3.1, 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 PO
RAD1	PO2
RAD2	PO3
RAD3	PO4
RAD4	PO4
RAD5	PO7
RAD6	PO11
RAD7	PO14
RAD8	PO16-PO21
RAD9	PO15
RAD10	PO23
RAD11	PO24
RAD12	PO24
RAD13	PO24
RAD14	PO26
RAD15	PO28
RAD16	PO30
RAD17	PO31
RAD18	PO33
RAD19	PO35
RAD20	PO36
RAD21	PO33
RAD22	PO37
RAD23	PO37-PO42
RAD24	PO39
RAD25	PO43
RAD26	PO43
RAD27	PO43
RAD28	PO44
RAD29	PO45
RAD30	PO46

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Requirements for accepted development (RAD)	Corresponding PO
RAD31	PO48
RAD32	PO48
RAD33	PO48
RAD34	PO48
RAD35	PO48
RAD36	PO48
RAD37	PO48
RAD38	PO48
RAD39	PO52
RAD40	PO52
RAD41	PO52
RAD42	PO52
RAD43	PO52
RAD44	PO52
RAD45	PO52
RAD46	PO54
RAD47	PO55
RAD48	PO56
RAD49	PO56
RAD50	PO56
RAD51	PO56
RAD52	PO51
RAD53	PO63
RAD54	PO67
RAD55	PO67
RAD56	PO70
RAD57	PO71
RAD58	PO73
RAD59	PO74
RAD60	PO75
RAD61	PO76-PO89
RAD62	PO76-PO87
RAD63	PO88
RAD64	PO89

Requirements for accepted development (RAD)	Corresponding PO
RAD65	PO90
RAD66	PO91
RAD67	PO92
RAD68	PO92
RAD69	PO93
RAD70	PO93
RAD71	PO96
RAD72	PO96
RAD73	PO96
RAD74	PO97
RAD75	PO98
RAD76	PO98
RAD77	PO101
RAD78	PO99
RAD79	PO99
RAD80	PO99
RAD81	PO98
RAD82	PO100
RAD83	PO100
RAD84	PO102
RAD85	PO103-PO104
RAD86	PO105
RAD87	PO108
RAD88	PO107-PO109, PO111-PO113
RAD89	PO107-PO109
RAD90	PO110
RAD91	PO114
RAD92	PO115
RAD93	PO116

Part E—Requirements for accepted development - Next generation neighbourhood precinct

Table 6.2.6.3.1 Requirements for accepted development - Next generation neighbourhood precinct

Requirements for accepted development
General requirements

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Building height (Residential uses)																					
RAD1	<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)																					
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.																				
Setbacks (Residential uses)																					
RAD3	<p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 'Setbacks' - Setback (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>																				
RAD4	<p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ul style="list-style-type: none"> a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.3.4; b. of a length and height not exceeding that specified in Table 6.2.6.3.4 'Built to boundary walls (Residential uses)'; c. setback from the side boundary: <ul style="list-style-type: none"> 0. not more than 20mm; or i. if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 150200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm d. 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 a 'easement for maintenance purposes' is recommended.</p>																				
Site cover (Residential uses)																					
RAD5	<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> <table border="1" style="width: 100%; border-collapse: collapse;"> <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>8.5m or less</td> <td>75%</td> <td>70%</td> <td>60%</td> <td>60%</td> <td>60%</td> <td>60%</td> </tr> </tbody> </table>	Building height	Lot Size						300m ² or less	301- 400m ²	401- 500m ²	501- 1000m ²	1001- 2500m ²	Greater than 2501m ²	8.5m or less	75%	70%	60%	60%	60%	60%
Building height	Lot Size																				
	300m ² or less	301- 400m ²	401- 500m ²	501- 1000m ²	1001- 2500m ²	Greater than 2501m ²															
8.5m or less	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%

Lighting**RAD6**

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.

Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

Clearing of habitat trees where not located in the Environmental areas overlay map**RAD7**

Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

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

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

Works requirements**Utilities****RAD8**

~~Where available, the development is connected to:-~~

- a. ~~an existing reticulated electricity supply;~~
- b. ~~telecommunications and broadband;-~~

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	<p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. sealed and dedicated road.</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD9	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park ⁽⁶⁷⁾ , foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.

Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD10	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD11	The driveway construction across the verge conforms to the relevant standard for the classification of the road in accordance with Planning scheme policy - Integrated design.
RAD12	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road, and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>

RAD13	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1 : Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD14	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD15	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ol style="list-style-type: none"> a. is for urban purposes only;- b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ol style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>
RAD	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.

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	<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
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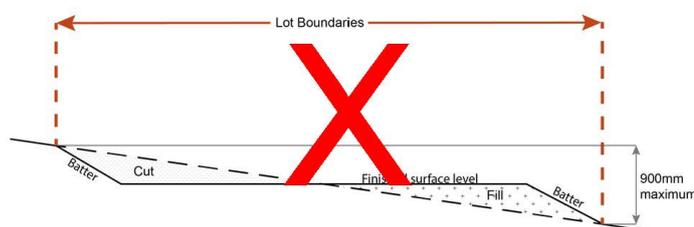
Site works and construction management	
RAD16	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD17	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD20	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.

RAD18	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	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.
RAD19	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
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD23 The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- involve a change in level of more than 1.0m relative to natural ground level

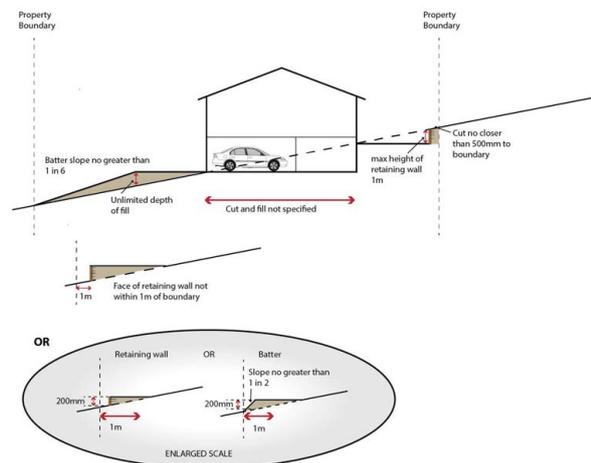
OR

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- result in a batter greater than 1V to 6H;
- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	<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>
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	<p>All fill and excavation is contained on-site and is free draining.</p>
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p>

	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD22	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD24	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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

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- 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.

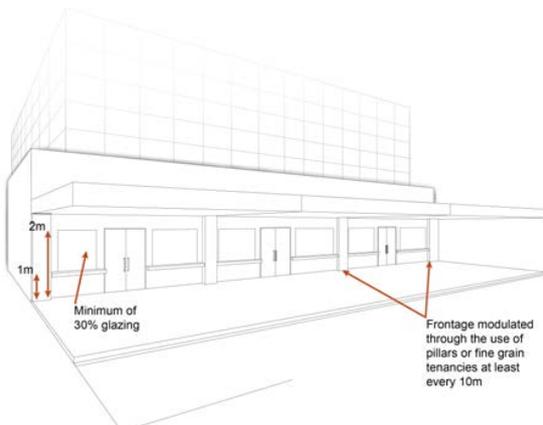
Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.

RAD25	<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.
RAD26	<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.
RAD27	<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>
RAD28	<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>
RAD29	<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	
Dual occupancies⁽²¹⁾	
RAD30	Dual Occupancies ⁽²¹⁾ are located on lots with a total road frontage of 25m or greater.
Home based business⁽³⁵⁾	
RAD31	Home based business(s) ⁽³⁵⁾ are fully enclosed within the existing dwelling or on-site structure.
RAD32	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.
RAD33	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
RAD34	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD35	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
RAD36	<p>Home based business(s)⁽³⁵⁾ do not involve manufacturing.</p> <p>Note - Manufacturing as defined in the Food Act 2006 is permitted. Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.</p>

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RAD	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.
RAD37	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD38	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast SO31 - SO37 above do not apply.
Sales office⁽⁷²⁾	
RAD39	Car parking spaces are provided in accordance with Table 6.2.6.3.5 'Car parking spaces'.
RAD40	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD41	Sales office ⁽⁷²⁾ has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD42	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD43	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD44	The Sales office ⁽⁷²⁾ has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD45	The use of the premises for a Sales office ⁽⁷²⁾ is for a maximum of 2 years after the commencement of the use.
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.	
RAD46	A minimum area 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.
RAD47	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.
RAD48	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.
RAD49	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD50	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD51	<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>
RAD52	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.
Retail, commercial and community uses	
RAD53	<p>Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.</p> <p style="text-align: center;">Figure - Glazing</p> 
RAD54	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD55	Where additional car parking spaces are provided they are not located between the frontage and the main building line.

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RAD56	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD57	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD58	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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . Note - “Curfewed hours” are taken to be those hours between 10pm and 7am on the following day.
RAD59	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD	Development does not involve a drive through facility.

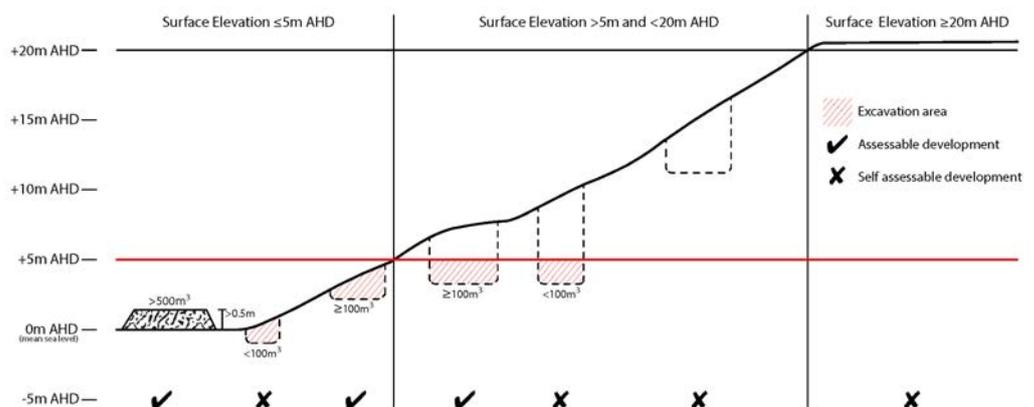
Values and constraints requirements

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.

- RAD60** Development does not involve:
- 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.



Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

- Clearing of native vegetation located within an approved development footprint;

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

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

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

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

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

<p>RAD61</p>	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ul style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
<p>RAD62</p>	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p>

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	<p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD63	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD64	<p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD65	All habitable rooms within the separation area are:

	<ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD66	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house;⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD67	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD68	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
<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>	
RAD69	Development is for the preservation, maintenance, repair and restoration of the site, object or building.

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	<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>
RAD70	<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>
RAD71	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD72	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD73	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)</p>	
RAD74	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ol style="list-style-type: none"> a. Caretaker’s accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house;⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾;

	<ul style="list-style-type: none"> l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD75	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD76	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD77	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD78	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD79	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD80	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD81	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD82	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD83	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.

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<p>RAD84</p>	<p>Development does not include the following uses located within a landfill site buffer:</p> <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾; g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾; k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾. <p>Editor's note - For clarification purposes, it is noted that Lots 102 to 121 in Stage 2 of DA/26954/2012/VCHG/1 are not subject to the land buffer overlay.</p>
<p>RAD85</p>	<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>RAD86</p>	<p>Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</p>	
<p>RAD87</p>	<p>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.</p>
<p>RAD88</p>	<p>Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>

	Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD89	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD90	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.
RAD91	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.
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD92	<p>No development is to occur within:</p> <ol style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)</p>	
RAD93	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <ol style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast; c. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes;

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- ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;



- iii. Roof top outlooks, tensile structure as shading devices; and



- iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.



- d. existing pine trees, palm trees, mature fig and cotton trees are retained.

Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part F—Criteria for assessable development - Next generation neighbourhood 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 6.2.6.3.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.6.3.2 Assessable development - Next generation neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
<p>PO1</p> <p>The Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha (site density).</p> <p>Development in the Next generation neighbourhood precinct achieves a minimum residential density of 15 dwellings per hectare (site density).</p>	<p>No example provided.</p>
Building height (Residential uses)	
<p>PO2</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 Neighbourhood precinct;</p> <p><i>Editor's note - There are circumstances where the Next generation neighbourhood precinct is intended to have a low rise character or a medium to high rise character. These circumstances are identified as having a maximum building height less than 12m or more than 12m on Overlay map - Building heights respectively. Alternatives are to be considered in relation to the intended low rise or medium to high rise character for that specific area.</i></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, street conditions (e.g. street width) or adjoining properties;</p> <p>d. positively contributes to the intended built form of the surrounding area;</p> <p><i>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and</i></p>	<p>E2</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>

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<p>mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <p>e. 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>Building height (Non-residential uses)</p>	
<p>PO3</p> <p>The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area.</p> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p>	<p>E3</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship⁽⁶⁰⁾ and Educational establishment⁽²⁴⁾ buildings.</p>
<p>Setbacks (Residential uses)</p>	
<p>PO4</p> <p>Residential buildings and structures are setback to:</p> <p>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;</p> <p>b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites;</p> <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>E4.1</p> <p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 'Setbacks' - Setback (Residential uses).</p> <p>Note - greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p> <p>E4.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <p>a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.3.4;</p> <p>b. of a length and height not exceeding that specified in Table 6.2.6.3.4 'Built to boundary walls (Residential uses)';</p> <p>c. setback from the side boundary:</p> <p>0. not more than 20mm; or</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>i. if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 150 200mm; or</p> <p>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm</p> <p>d. 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 a 'easement for maintenance purposes' is recommended.</p>																				
Setbacks (Non-residential uses)																					
<p>PO5</p> <p>Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.</p>	<p>E5.1</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>E5.2</p> <p>For the secondary frontage, setbacks are consistent with adjoining buildings.</p>																				
<p>PO6</p> <p>Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.</p>	<p>No example provided.</p>																				
Site cover (Residential uses)																					
<p>PO7</p> <p>Residential buildings and structures will ensure that site cover:</p> <p>a. does not result in a site density that is inconsistent with the character of the area;</p> <p>b. does not result in an over development of the site;</p>	<p>E7</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> <table border="1" data-bbox="815 1845 1465 1993"> <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></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Building height	Lot Size						300m ² or less	301-400m ²	401-500m ²	501-1000m ²	1001-2500m ²	Greater than 2501m ²							
Building height	Lot Size																				
	300m ² or less	301-400m ²	401-500m ²	501-1000m ²	1001-2500m ²	Greater than 2501m ²															

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<p>c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc);</p> <p>d. reflects the low to medium density character intended for the area.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<table border="1"> <tr> <td>8.5m or less</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> </table> <p>Note - Refer to Planning scheme policy - Residential design for method of calculation.</p>	8.5m or less	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%
8.5m or less	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%																
<p>Movement network</p>																						
<p>PO8</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E8.1</p> <p>Development provides and maintains the connections shown on: the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>a. 'Figure 6.2.6.3.1 - Dakabin' -Dakabin;</p> <p>b. 'Figure 6.2.6.3.2 - Griffin' -Griffin;</p> <p>c. 'Figure 6.2.6.3.3 - Mango Hill East' -Mango Hill East;</p> <p>d. 'Figure 6.2.6.3.4 - Murrumba Downs' -Murrumba Downs;</p> <p>e. 'Figure 6.2.6.3.5 - Narangba East' -Narangba;</p> <p>f. 'Figure 6.2.6.3.6 - Rothwell' -Rothwell;</p> <p>E8.2</p> <p>All other areas; For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p>																					
<p>Water sensitive urban design</p>																						
<p>PO9</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>																					
<p>Sensitive land use separation</p>																						
<p>PO10</p>	<p>E10</p> <p>Development is designed and operated to ensure that:</p>																					

<p>Sensitive land uses within 250m of land in the Industry zone - general industry 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>PO11</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>PO12</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>PO13</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>E13.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E13.2</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>

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	<ul style="list-style-type: none"> 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>
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Clearing of habitat trees where not located within the Environmental areas overlay map

<p>PO14</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>
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Works criteria

Utilities

<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO15</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>

<p>PO16</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E16</p> <p>Development is connected to underground electricity.</p>
<p>PO17</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO18</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO19</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>E19.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E19.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO20</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>E20</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>PO21</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>

Access

<p>PO22</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO23</p>	<p>E23.1</p>

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<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 mapped on Overlay map - Road hierarchy.</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 mapped on Overlay map - Road hierarchy.</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 development layout allows forward vehicular 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 and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRroads 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, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>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>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p>	<p>E</p>

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<p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
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Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy:</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; 	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. Where the through road provides an access or residential street function: <ol style="list-style-type: none"> i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres.

	<p>b. Where the through road provides a local collector or district collector function:</p> <ul style="list-style-type: none"> i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres. <p>c. Where the through road provides a sub-arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. <p>d. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. <p>e. Walkable block perimeter does not exceed:</p> <ul style="list-style-type: none"> i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precinct; ii. 500 metres in the Next generation neighbourhood precinct; iii. 400 metres in the Urban neighbourhood precinct. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.</p>
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy -</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p>

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<p>Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <thead> <tr> <th data-bbox="804 199 1136 259">Situation</th> <th data-bbox="1141 199 1474 259">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="804 266 1136 371"> Frontage road unconstructed or gravel road only; </td> <td data-bbox="1141 266 1474 719" rowspan="3"> Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. </td> </tr> <tr> <td data-bbox="804 389 1136 618"> OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; </td> </tr> <tr> <td data-bbox="804 636 1136 824"> OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. </td> </tr> <tr> <td colspan="2" data-bbox="1141 745 1474 934"> The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 	
Situation	Minimum construction								
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OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.									
The minimum total travel lane width is: <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 									

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <hr/> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>

	<p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p> <p>Note - Development provides roof and allotment (inter-allotment – QUDM level III) drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO26</p>	<p>No example provided.</p>

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<p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	
<p>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 achievement of this performance outcome.</p>	<p>No example provided.</p>
<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> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p>	<p>No example provided.</p>

<p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>									
<p>PO29</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 712 1468 1240"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; 								

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	<ul style="list-style-type: none"> b. copy of the bioretention filter media delivery docket/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.
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> <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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>E31.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> 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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties.
	<p>E31.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement</p>

	<p>of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E31.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E31.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO32</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E32</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO33</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p>	<p>E33.1</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>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>

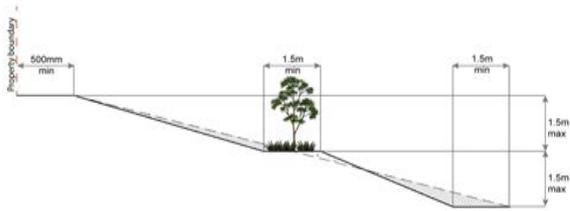
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<p>a. the aggregate volume of imported or exported material is greater than 1000m³; or</p> <p>b. the aggregate volume of imported or exported material is greater than 200m³ per day; or</p> <p>c. the proposed haulage route involves a vulnerable land use or shopping centre.</p> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E33.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO34</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E34</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <p>a. topsoiled with a minimum compacted thickness of fifty (50) millimetres;</p> <p>b. grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.</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>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</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, building areas and other necessary areas for the works; and 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 of 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> <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>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO36</p>	<p>No example provided.</p>

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<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>PO37</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 fill 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 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>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <hr/> <p>E37.4</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>E37.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <hr/> <p>E37.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that area required for the necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <hr/> <p>E37.7</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>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>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E39.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E39.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO40</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

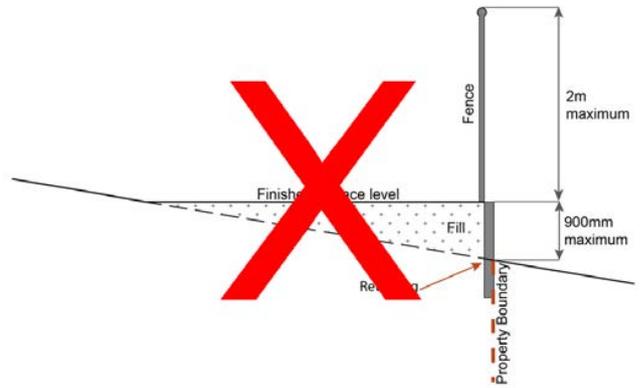
6 Zones

<p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	
<p>PO41</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>Retaining walls and structures</p>	
<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;

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

- 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

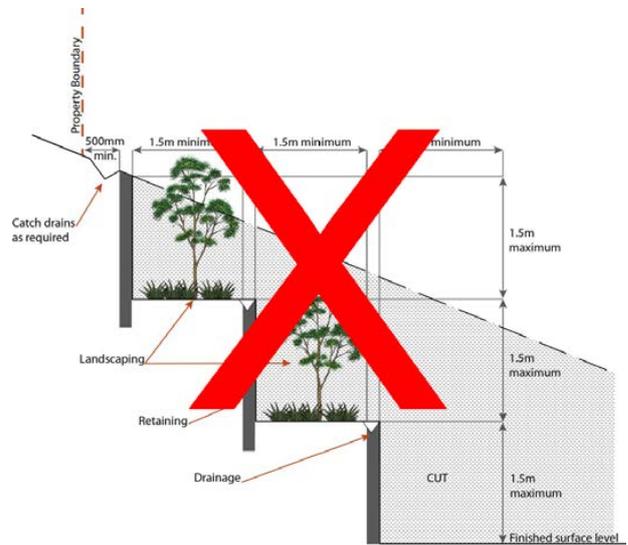


Figure--Fill

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Filling or excavation does not:

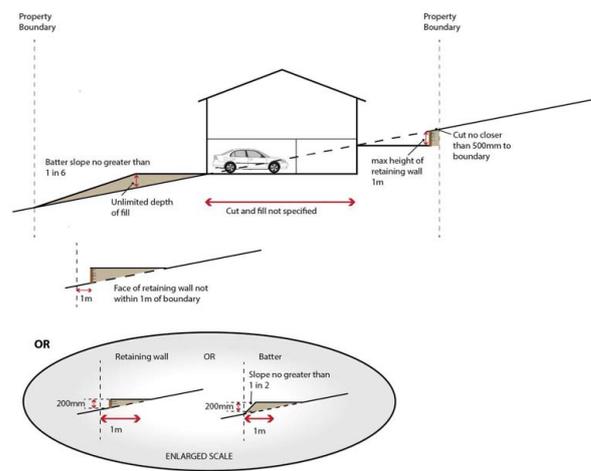
- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

	<p style="text-align: center;">Figure - Filling or Excavation</p> 
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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

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- 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;
- 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.

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 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.

E43.2

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.

E43.3

	<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> <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>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	

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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>E46</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, approved or properly made application for a dual occupancy⁽²¹⁾ and Dual occupancy lots (running along the street frontage) are separated by a minimum of one lot not containing an existing, approved or properly made application for a Dual occupancy; or b. a dual occupancy⁽²¹⁾ is separated by a minimum of 6 lots (running along the street frontage) from another lot containing an existing, approved or properly made application for a dual occupancy⁽²¹⁾; or c. a dual occupancy⁽²¹⁾ is not located within 100m (in all directions) of an existing, approved or properly made application for a dual occupancy⁽²¹⁾. <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>
Rooming accommodation and Short-term accommodation	
<p>PO47</p> <p>Rooming accommodation⁽⁶⁹⁾ and Short-term accommodation⁽⁷⁷⁾ are located within 800m walking distance of a higher order, district or local centre.</p>	<p>No example provided.</p>
Home based business⁽³⁵⁾	
<p>PO48</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 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>No example provided.</p>

<ul style="list-style-type: none"> e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensure employees and visitor to the site do not negatively impact the expected amenity of adjoining properties; g. ensure service and delivery vehicles do not negatively impact the amenity of the area. 	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO49</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>E49.1</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>E49.2</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>PO50</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E50</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>PO51</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>E51</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>PO52</p> <p>The sales office⁽⁷²⁾ is designed to:</p>	<p>No example provided.</p>

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<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>PO53</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>E53.1</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>E53.2</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>PO54</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>E54</p> <p>A minimum area 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>PO55</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E55</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>PO56</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>E56.1</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>

<ul style="list-style-type: none"> 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>E56.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <hr/> <p>E56.3</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. <hr/> <p>E56.4</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>E56.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <hr/> <p>E56.6</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>PO57</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>E57</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>PO58</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>E58</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>Retail, commercial and community uses</p>	

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<p>PO59</p> <p>Community activities:</p> <p>a. are located to:</p> <ul style="list-style-type: none"> i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; <p>b. are located on allotments that have appropriate area and dimensions for the siting of:</p> <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; <p>c. are of a small scale, having regard to the surrounding character;</p> <p>d. are serviced by public transport;</p> <p>e. do not negatively impact adjoining residents or the streetscape.</p>	<p>No example provided.</p>
<p>PO60</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 - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.</p>	<p>E60</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>PO61</p> <p>The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must:</p> <ul style="list-style-type: none"> a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m²; b. be located on the corner of a sub-arterial or collector road; 	<p>No example provided.</p>

<ul style="list-style-type: none"> c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre. 	
<p>PO62</p> <p>Corner stores may establish as standalone uses where:</p> <ul 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>PO</p> <p>Service stations are located, designed and orientated to:</p> <ul style="list-style-type: none"> a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. be in proximity of a neighbourhood hub or centre; c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots); e. ensure the amenity of adjoining properties is protected; f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); h. provide ancillary uses that meet the convenience needs of users. 	<p>E</p> <p>Service stations are located:</p> <ul style="list-style-type: none"> a. adjoining or within 400m of: <ul style="list-style-type: none"> i. a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot), or ii. a centre zone; b. on the corner lot of an arterial or sub-arterial road. <p>E</p> <p>Service stations are designed and orientated on site to:</p> <ul style="list-style-type: none"> a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages; b. building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use;

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	d. not include more than 2 driveway crossovers.
<p>PO63</p> <p>Non-residential uses (excluding a Service station) 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 and drive through facilities 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.
<p>PO64</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include 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; 	No example provided.

<ul style="list-style-type: none"> g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces. 	
<p>PO65</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 frontage and 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>PO66</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>PO67</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; 	<p>E67.1</p> <p>Car parking is provided in accordance with Table 6.2.6.3.5 'Car parking spaces'.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p> <hr/> <p>E67.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>

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<p>d. promote active and public transport options;</p> <p>e. promote innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>									
<p>PO68</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</p>	<p>E68.1</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="778 719 1465 1010"> <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> <p>E68.2</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>	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								

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.

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.

E68.3

For non-residential uses, storage lockers:

- 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.

E68.4

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

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	<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> <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>
<p>PO69</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. 	<p>No example provided.</p>
<p>PO70</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste:</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided. E70</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>PO71</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; 	<p>No example provided.</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>PO72</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E72</p> <p>No fencing is provided forward of the building line.</p>
<p>PO73</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>PO74</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>E74</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>PO75</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <p>a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p>	<p>E75</p> <p>Development does not involve:</p> <p>a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or</p> <p>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>

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<ul style="list-style-type: none"> b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO76</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ul style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area 	<p>No example provided.</p>

<p>and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO77</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO78</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO79</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p>	No example provided.

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<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO80</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO81</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO82</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO83</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>

Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO84</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO85</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO86</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO87</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in</p>	No example provided.

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<p>accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p>	
<p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO88</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E88</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO89</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E89</p> <p>Development within the separation area does not include the following activities:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO90</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E90</p> <p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO91</p> <p>Development:</p>	<p>E91</p> <p>The following uses are not located within the 100m wide transport route buffer:</p>

<p>a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;</p> <p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO92</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E92.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E92.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO93</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>E93</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p>

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<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>PO94</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>PO95</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>PO96</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E96</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO97</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E97</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO98</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E98.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E98.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E98.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E98.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E98.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>

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<p>PO99</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E99</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas; vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO100</p> <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 water supply pipeline; maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>E100</p> <p>Development:</p> <ol style="list-style-type: none"> does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO101</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E101</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>PO102</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E102</p> <p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾;

	<ul style="list-style-type: none"> k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO103</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E103</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO104</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 a noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No example provided.</p>
<p>PO105</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; 	<p>E105</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>

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<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 design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	
<p>PO106</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E106</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO107</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>PO108</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>No example provided.</p>

<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO109</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>PO110</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>E110</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>PO111</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>E111</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>PO112</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>E112.1</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. <hr/> <p>E112.2</p>

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	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>PO113</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>PO114</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>E114</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>
Riparian and wetland setbacks	
<p>PO115</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; 	<p>E115</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands.

<p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>	
<p>PO116</p> <p>Landscaping</p> <p>a. complements the coastal landscape character and amenity;</p> <p>b. has known resilience and robustness in the coastal environment;</p> <p>Fences and walls:</p> <p>a. do not appear visually dominant or conspicuous within its setting;</p> <p>b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening;</p> <p>c. use materials and colours that are complementary to the coastal environment.</p> <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <p>a. retained;</p> <p>b. protected from development diminishing their significance.</p>	<p>E116</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <p>a. landscaping comprises indigenous coastal species;</p> <p>b. fences and walls are no higher than 1m; and</p> <p>c. existing pine trees, palm trees, mature fig and cotton trees are retained.</p> <p>d. where over 12m in height, the building design includes the following architectural character elements:</p> <p>i. curving balcony edges and walls, strong vertical blades and wall planes;</p> <p>ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;</p> <p>iii. roof top outlooks, tensile structures as shading devices;</p> <p>iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Table 6.2.6.3.3 Setbacks

Residential uses						
Height of wall	Frontage primary	Frontage secondary to street	Frontage secondary to lane	Side non-built to boundary wall	Rear To OMP and wall	Canal Trafficable water body

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	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*	To OMP, wall and covered car parking space*	To OMP and wall		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 storey) or part thereof over 8.5m	Min 5m	Min 4.5m

Note - * Does not apply to basement car parking areas.

Table 6.2.6.3.4 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 OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less. Max Height: 7.5m
Greater than >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 Not permitted.	

Table 6.2.6.3.5 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- Gatchment* walking distance 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
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Note - Car parking rates are to be rounded up to the nearest whole number.

Note -* Where Dwellings are not being established (e.g. beds and communal area) the car parking rate specified above is to be provided per Non-residential GFA.

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⁾.

Movement network – Figures Movement network figures amended and relocated to Planning scheme policy - Neighbourhood Design

Figure 6.2.6.3.1 - Dakabin

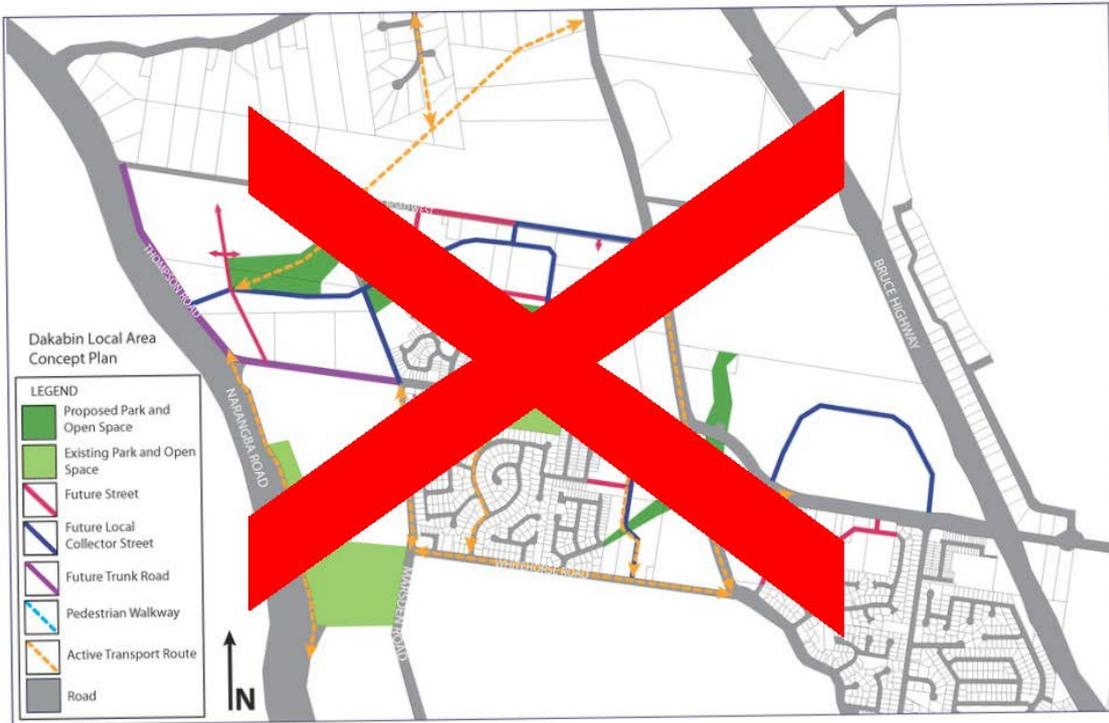


Figure 6.2.6.3.2 - Griffin



Figure 6.2.6.3.3 - Mango Hill East

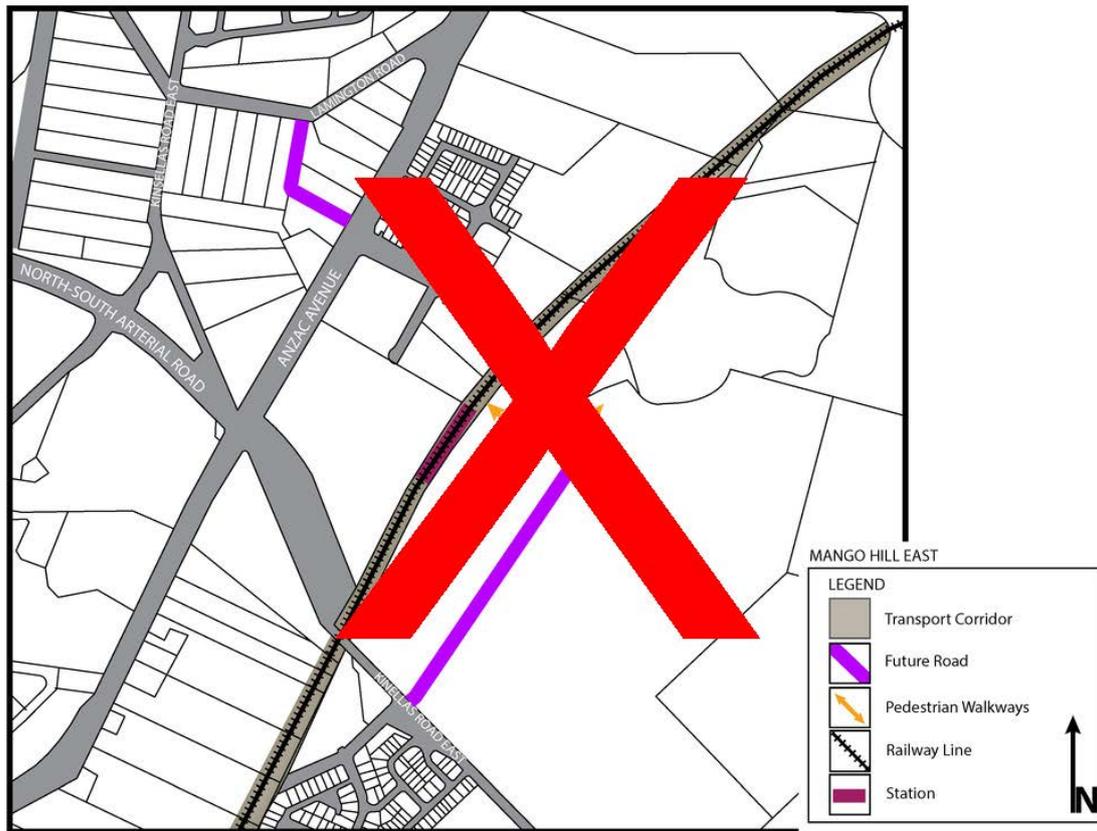


Figure 6.2.6.3.4 - Murrumba Downs



Figure 6.2.6.3.5 - Narangba East

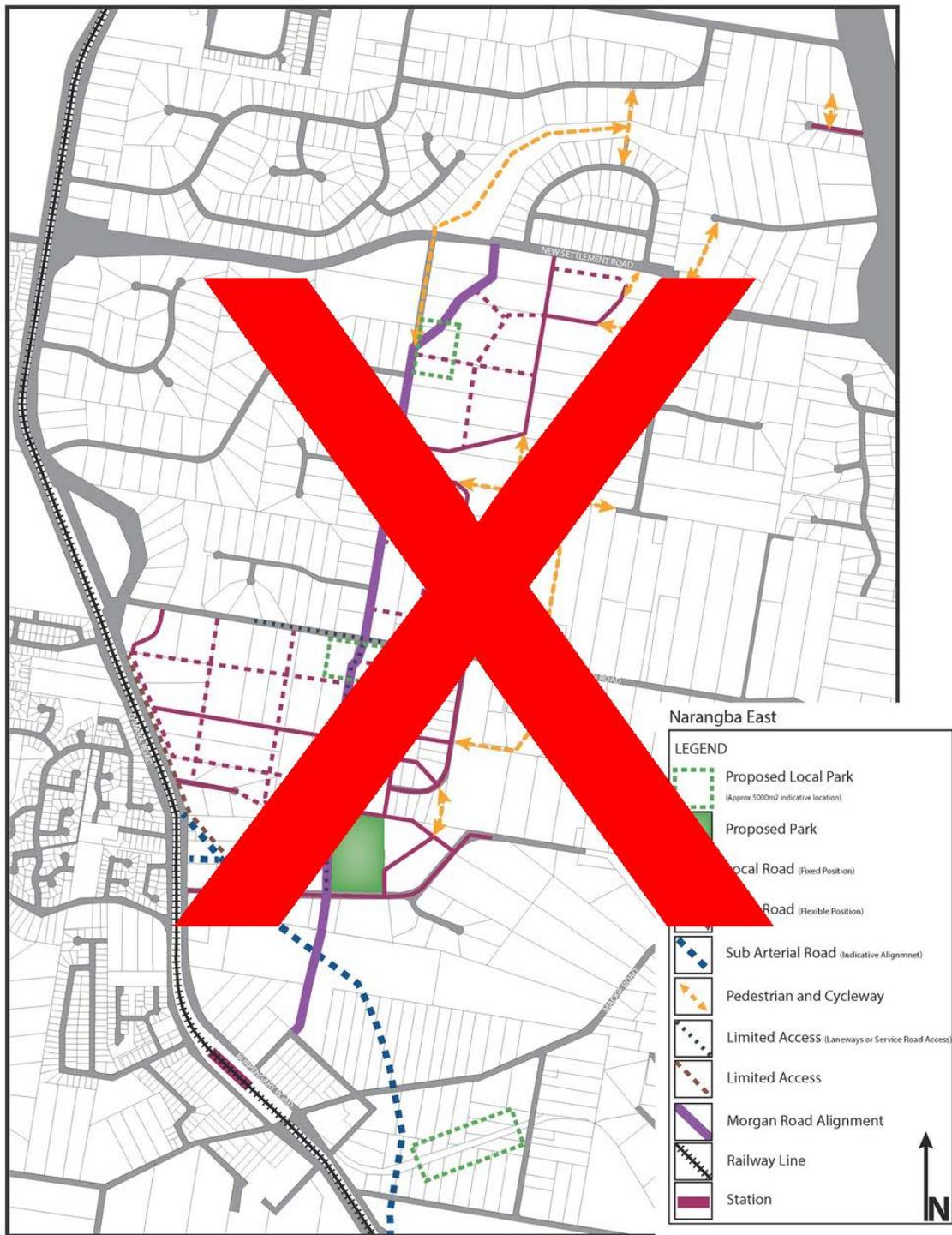


Figure 6.2.6.3.6 - Rothwell



6.2.6.4 Urban neighbourhood precinct

6.2.6.4.1 Purpose - Urban neighbourhood precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Urban neighbourhood precinct:
 - a. The Urban neighbourhood precinct will mainly comprise of a series of residential neighbourhoods that will each achieve a site density of at least 45 dwellings per hectare and can support the provision of local services.
 - b. **Development in the urban neighbourhood precinct maximises the efficient use of land through appropriate built form and land use intensity. Land is to be developed to an intensity that will capitalise on the sites proximity to services and public transport or seaside amenity aspects.**
 - c. Neighbourhoods will have a mix of residential uses (e.g. apartments, plexes, terrace etc), tenure and densities providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.
 - d. The scale and density of development facilitates an efficient land use pattern that supports compact, walkable and sustainable communities that are well connected to centres, community and social infrastructure.
 - e. Neighbourhoods 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.
 - f. **Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.**
 - g. The design siting and construction of residential uses are to:
 - i. contribute to an attractive streetscape with priority given to pedestrians;
 - ii. encourage passive surveillance of public spaces;
 - iii. result in privacy and residential amenity consistent with the medium to high density residential character of the area;
 - iv. orientate to integrate with the street and surrounding neighbourhood;
 - v. provide a diverse and attractive built form where buildings are located closer to the street and encourage active frontages;
 - vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - vii. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - viii. incorporate natural features and respond to site topography;
 - ix. be of a scale and density consistent with the medium to high density residential character of the area;
 - x. locate car parking so as not to dominate the street;
 - xi. cater for appropriate car parking and manoeuvring areas on-site;
 - xii. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure.

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- h. Non-residential uses in the urban neighbourhood precinct take the form of community activities, **large-medium scale office activities**, corner stores, mixed use buildings or neighbourhood hubs.
- i. Community activities:
 - i. establish in a location that may be serviced by public transport;
 - ii. do not negatively impact adjoining residents or the streetscape;
 - iii. do not undermine the viability of existing or future centres.
- j. Corner stores may establish as stand alone uses (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 region;
 - ii. clear separation from existing neighbourhood 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.
- k. Mixed use buildings **provide for a mix of uses that activate the precinct at different times of the day and week to create a vibrant environment and** may incorporate **large-medium scale office activities and some** retail and commercial activities (not part of a neighbourhood hub or a corner store) where:
 - i. forming part of a mixed use building with residential uses;
 - ii. **within 800m walking distance of high frequency public transport (e.g. train station);**
 - iii. **the office component is of a large-medium scale providing an employment rate of at least 57 jobs per 1000m²;**
 - iv. **retail uses are located at the ground level to service convenience needs only, they are of a small scale to complement rather than compete with centres and consist of food and drink outlet, a small convenience store, personal services, speciality stores and do not include a full-line supermarket, department store (including a discount department store) or showroom⁽⁷⁸⁾; and only servicing convenience needs;**
 - v. ~~the activities consist of; a small convenience store, personal services, speciality stores and do not include a full-line supermarket, department store (including a discount department store) or showroom⁽⁷⁸⁾;~~
 - vi. **development for uses that support high dependency on cars is not accommodated;**
 - vii. **development protects residential amenity commensurate with the its location;**
 - viii. they are appropriately designed and located to include an active frontage.
- l. New retail and commercial uses (other than a **stand-alone large-medium scale office**, corner store or mixed use building) only establish within this precinct if:
 - i. within an existing or future neighbourhood hub identified in the planning scheme (e.g. Overlay map - Neighbourhood hubs and community activities); or
 - ii. the urban neighbourhood precinct does not adjoin a higher order or district centre (e.g. Clontarf, Woody Point, Scarborough); or
 - iii. on land adjoining or opposite a train station.

- m. Retail and commercial activities (~~forming part of a neighbourhood hub~~ excluding Service stations, and not for a stand-alone large-medium scale office, corner store or mixed use building):
- i. cluster with other non-residential uses forming a neighbourhood hub;
 - ii. are centred around a 'Main Street' central core, that is adjoining or adjacent to a train station (platform entrance/exit) fostering opportunities for social and economic exchange;
 - iii. are of a small scale, appropriate for a neighbourhood hub;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmark.

- iv. do not negatively impact adjoining residents or the streetscape;
 - v. are subordinate in function and scale to all centres within the region.
- n. Large-medium scale offices may establish as stand-alone uses providing local employment opportunities where within easy walking distance of high frequency public transport.
- o. Service stations:
- i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);
 - ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;
 - iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);
 - iv. do not negatively impact adjoining residents or the streetscape;
 - v. ancillary uses or activities only service the convenience needs of users.
- p. The design, siting and construction of non-residential uses:
- i. maintains a human scale, through appropriate building heights and form;
 - ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);
 - iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;
 - iv. promotes active transport options and ensures an oversupply of car parking is not provided;
 - v. locates car parking so as not to dominate the street;
 - vi. 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.
- q. 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 (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:

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- A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
- iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
- v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- r. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- s. 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.
- t. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- u. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
- v. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;

- B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

w. Development in the Urban neighbourhood precinct includes one or more of the following:

<ul style="list-style-type: none"> • Bar⁽⁷⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Hotel⁽³⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Office • Place of worship⁽⁶⁰⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Shop⁽⁷⁵⁾ - if for a corner store or part of a mixed use building • Short-term accommodation⁽⁷⁷⁾ 	<ul style="list-style-type: none"> • Tourist park⁽⁸⁴⁾ • Where in a Neighbourhood hub or part of a mixed use building: <ul style="list-style-type: none"> - Food and drink outlet⁽²⁸⁾ - Hardware and trade supplies⁽³²⁾ - Health care service⁽³³⁾ - Indoor sport and recreation - for a gymnasium - Office⁽⁵³⁾ - Service industry⁽⁷³⁾ - Shop⁽⁷⁵⁾ - Shopping centre - Veterinary services⁽⁸⁷⁾
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x. Development in the Urban neighbourhood 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⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ 	<ul style="list-style-type: none"> • 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"> • Port services⁽⁶¹⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Rural industry⁽⁷⁰⁾ • Service Station⁽⁷⁴⁾ - where it is a standalone use • Special industry⁽⁷⁹⁾ • Tourist attraction⁽⁸³⁾ • Transport depot⁽⁸⁵⁾
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<ul style="list-style-type: none"> • Detention facility⁽²⁰⁾ • Dual Occupancy⁽²¹⁾ - other than part of a mixed use building • Extractive industry⁽²⁷⁾ • High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- y. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.6.4.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part G, Table 6.2.6.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part G Table 6.2.6.4.1, 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 PO
RAD1	PO3
RAD2	PO4
RAD3	PO5
RAD4	PO5
RAD5	PO8
RAD6	PO12
RAD7	PO15
RAD8	PO17-PO22
RAD9	PO16
RAD10	PO24
RAD11	PO25
RAD12	PO25
RAD13	PO27
RAD14	PO29
RAD15	PO31
RAD16	PO32
RAD17	PO34
RAD18	PO36
RAD19	PO37

Requirements for accepted development (RAD)	Corresponding PO
RAD20	PO34
RAD21	PO38
RAD22	PO38-PO43
RAD23	PO40
RAD24	PO44
RAD25	PO44
RAD26	PO44
RAD27	PO45
RAD28	PO46
RAD29	PO47
RAD30	PO47
RAD31	PO47
RAD32	PO47
RAD33	PO47
RAD34	PO47
RAD35	PO47
RAD36	PO47
RAD37	PO47
RAD38	PO51
RAD39	PO51
RAD40	PO51
RAD41	PO51
RAD42	PO51
RAD43	PO51
RAD44	PO51
RAD45	PO53
RAD46	PO54
RAD47	PO55
RAD48	PO55
RAD49	PO55
RAD50	PO55
RAD51	PO57
RAD52	PO62
RAD53	PO66

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Requirements for accepted development (RAD)	Corresponding PO
RAD54	PO66
RAD55	PO69
RAD56	PO70
RAD57	PO72
RAD58	PO73
RAD59	PO74
RAD60	PO75-PO86
RAD61	PO75-PO86
RAD62	PO87
RAD63	PO88
RAD64	PO88
RAD65	PO89
RAD66	PO89
RAD67	PO92
RAD68	PO92
RAD69	PO92
RAD70	PO93
RAD71	PO93
RAD72	PO96
RAD73	PO94
RAD74	PO94
RAD75	PO94
RAD76	PO93
RAD77	PO95
RAD78	PO95
RAD79	PO97-PO98
RAD80	PO101
RAD81	PO100-PO102, PO104-PO106
RAD82	PO100-PO102
RAD83	PO103
RAD84	PO107
RAD85	PO108
RAD86	PO109

Part G—Requirements for accepted development - Urban neighbourhood precinct

Table 6.2.6.4.1 Requirements for accepted development - Urban neighbourhood precinct

Requirements for accepted development					
General requirements					
Building height (Residential uses)					
RAD1	<p>Building height:</p> <ol style="list-style-type: none"> is within the minimum and maximum 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)					
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.				
Setbacks (Residential uses)					
RAD3	<p>Setbacks (excluding eaves, sun shading devices, built to boundary walls) comply with Table 6.2.6.4.3 'Setbacks' - Setback (Residential uses).</p> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>				
RAD4	<p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ol style="list-style-type: none"> only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.4.4; of a length and height not exceeding that specified in Table 6.2.6.4.4 'Built to boundary walls (Residential uses)'; setback from the side boundary: <ol style="list-style-type: none"> not more than 20mm; or if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 150200mm; or if a built to boundary wall may be built on each side of the same boundary, not more than 20mm 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 a 'easement for maintenance purposes' is recommended.</p>				
Site cover (Residential uses)					
RAD5	<p>Site cover (excluding patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 50%;">Building height</th> <th style="width: 50%;">Lot Size</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td style="height: 20px;"> </td> </tr> </tbody> </table>	Building height	Lot Size		
Building height	Lot Size				

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Requirements for accepted development

	800- 1000m ²	1001- 2500m ²	Greater than 2501m ²
8.5m or less	60%	60%	60%
>8.5m to 12.0m	50%	50%	50%
>12.0m to 21m	50%	40%	40%
>21m to 27m	N/A	35%	35%
Greater than 27m	N/A	25%	25%

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

Lighting

RAD6 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.

Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

Clearing of habitat trees where not located in the Environmental areas overlay map

RAD7 Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

- 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- 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, submitted to and accepted by Council;
- Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

Requirements for accepted development	
Works requirements	
Utilities	
RAD8	<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. sealed and dedicated road. <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD9	<p>Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park⁽⁶⁷⁾, foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.</p>
Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD10	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD11	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> Planning scheme policy - Integrated design; where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;

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	<ul style="list-style-type: none"> iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD12	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1 : Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater	
RAD13	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD14	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area.</p> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>

RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="264 819 1463 1261"> <thead> <tr> <th data-bbox="264 819 866 938">Pipe Diameter</th> <th data-bbox="874 819 1463 938">Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td data-bbox="264 949 866 1025">Stormwater Pipe up to 825mm diameter</td> <td data-bbox="874 949 1463 1025">3.0m</td> </tr> <tr> <td data-bbox="264 1037 866 1135">Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td data-bbox="874 1037 1463 1135">4.0m</td> </tr> <tr> <td data-bbox="264 1146 866 1261">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="874 1146 1463 1261">Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management

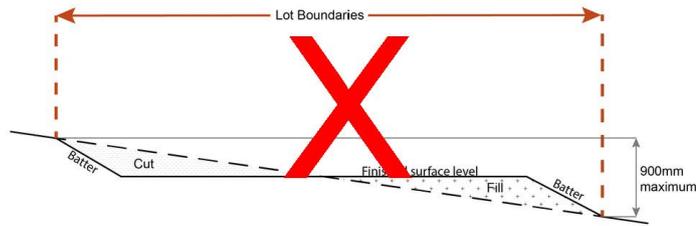
RAD15	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD16	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

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RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD17	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.
RAD20	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.
RAD18	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD22	<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>
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Note—This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

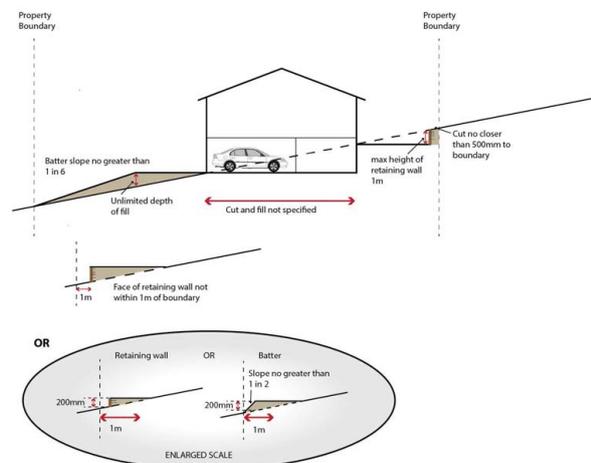
OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD

Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:

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	<ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	All fill and excavation is contained on-site and is free draining.
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD21	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD23	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm;

	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

RAD24	<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> <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 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: <ol 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.
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RAD25	<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"> 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.
RAD26	<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>
RAD27	<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>
RAD28	<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	
Home based business⁽³⁵⁾	
RAD29	<p>Home based business(s)⁽³⁵⁾ are fully enclosed within the existing dwelling or on-site structure.</p>
RAD30	<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>

RAD31	Service and delivery vehicles do not exceed one Small rigid vehicle (SRV) at any one time.
RAD32	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).
RAD33	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.
RAD34	Home based business(s) ⁽³⁵⁾ do not involve manufacturing. Note - Manufacturing as defined in the Food Act 2006 is permitted: Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.
RAD35	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.
RAD36	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD37	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of one (1) meal per day. Note - For a Bed and Breakfast SO29 - SO36 above do not apply.
Sales office⁽⁷²⁾	
RAD38	Car parking spaces are provided in accordance with Table 6.2.6.4.5 'Car parking spaces'.
RAD39	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD40	Sales office ⁽⁷²⁾ has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD41	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD42	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD43	The Sales office ⁽⁷²⁾ has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD44	The use of the premises for a Sales office ⁽⁷²⁾ is for a maximum of 2 years after the commencement of the use.
Telecommunications facility⁽⁸¹⁾	

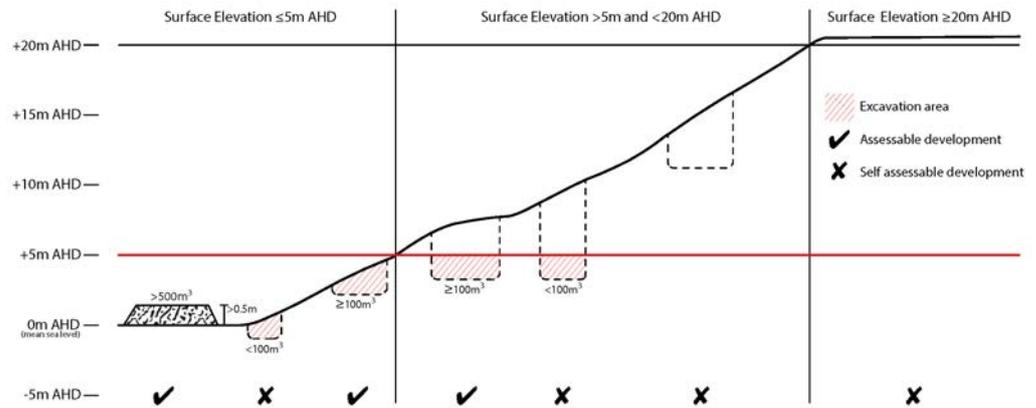
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<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
RAD45	A minimum area 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.
RAD46	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.
RAD47	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.
RAD48	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD49	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD50	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>
RAD51	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.
Retail, commercial and community uses	
RAD52	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street.

Figure - Glazing	
RAD53	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD54	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD55	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD56	Where involving an extension (building work) does not result in a reduction in the amount or standard of established landscaping on-site.
RAD57	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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD58	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD	Development does not involve a drive through facility.
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>	
RAD59	Development does not involve:

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- 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.



Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

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

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

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

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

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

RAD60	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD61	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD62	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾;

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	<ul style="list-style-type: none"> i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾. m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD63	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD64	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
<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>	
RAD65	<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>
RAD66	<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>
RAD67	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD68	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surfacelevel prior to work commencing.
RAD69	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)</p>	

RAD70	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD71	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD72	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD73	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD74	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD75	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD76	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD77	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD78	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD79	All habitable rooms located within an Electricity supply substation buffer are: <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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD80	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.
RAD81	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>

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	Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD82	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD83	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.
RAD84	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.
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD85	<p>No development is to occur within:</p> <ol style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)</p>	
RAD86	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <ol style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast; c. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes;



- ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;



- iii. Roof top outlooks, tensile structure as shading devices; and



- iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.



- d. existing pine trees, palm trees, mature fig and cotton trees are retained.

Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part H—Criteria for assessable development - Urban neighbourhood 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 6.2.6.4.2 as well as the purpose statement and overall outcomes of this code.

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Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.6.4.2 Assessable development - Urban neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Density	
<p>PO1</p> <p>The creation of dwellings in the Urban neighbourhood precinct results in has a medium to high residential density of at least 45 dwellings per ha (site density).</p>	<p>E1</p> <p>Residential uses, where creating dwellings, have a minimum site density of:</p> <ol style="list-style-type: none"> a. 75 dwellings per ha for sites shown on: <ol style="list-style-type: none"> i. 'Figure 6.2.6.4.1 - Kallangur' - Kallangur; ii. 'Figure 6.2.6.4.2 - Mango Hill' - Mango Hill; iii. 'Figure 6.2.6.4.3 - Mango Hill East' - Mango Hill East; iv. 'Figure 6.2.6.4.4 - Murrumba Downs' - Murrumba Downs; v. 'Figure 6.2.6.4.5 Kippa-Ring' - Kippa-Ring; or vi. Overlay map - Building heights as having a building height maximum of 27m and a minimum of 8.5m; b. 45 dwellings per hectare for all other areas.
Efficient use of land	
<p>PO</p> <p>Development maximises the efficient use of land through appropriate built form and land use intensity and does not constitute underdevelopment given the sites proximity to services and public transport or seaside amenity aspects.</p>	<p>No example provided</p>
Residential uses	
<p>PO2</p> <p>Dual Occupancies⁽²¹⁾ and low density residential uses are not located in this precinct.</p>	<p>No example provided.</p>
Building height (Residential uses)	
<p>PO3</p> <p>Buildings and structures have a height that:</p>	<p>E3</p> <p>Building height:</p>

<p>a. is of a bulk scale that is consistent with the medium to high rise character of the Urban neighbourhood precinct;</p> <p>Note - There are circumstances where the Urban neighbourhood precinct is intended to have a low rise character. These circumstances are identified as having a maximum building height less than 21m on Overlay map - Building heights. Alternatives are to be considered in relation to the intended low rise character for that specific area.</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, street conditions (e.g. street width) or adjoining properties;</p> <p>d. positively contributes to the intended built form of the surrounding area;</p> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <p>e. 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>a. is within the minimum and maximum 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>PO4</p> <p>The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area.</p> <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p>	<p>E4</p> <p>Building height does not exceed the maximum height identified on Overlay 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 set back to:</p>	<p>E5.1</p> <p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.4.3 'Setbacks' - Setback (Residential uses).</p>

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<p>a. be consistent with medium to high density Urban neighbourhood precinct character where buildings are positioned close to the footpath to create active frontages;</p> <p>b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites;</p> <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. 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>h. Provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p> <p>E5.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <p>a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.4.4;</p> <p>b. of a length and height not exceeding that specified in Table 6.2.6.4.4 'Built to boundary walls (Residential uses)';</p> <p>c. setback from the side boundary:</p> <p>0. not more than 20mm; or</p> <p>i. if a plan of development shows provides for only one built to boundary wall on the one boundary, not more than 150 200mm; or</p> <p>ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm</p> <p>d. 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 a 'easement for maintenance purposes' is recommended.</p>
Setbacks (Non-residential uses)	
<p>PO6</p> <p>Front setbacks ensure non-residential 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> <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>E6.2</p> <p>For the secondary frontage, setbacks are consistent with adjoining buildings.</p>
<p>PO7</p>	<p>No example provided.</p>

<p>Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.</p>																																																	
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 percentages in the table below.</p> <table border="1" data-bbox="807 656 1469 1171"> <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>8.5m or less</td> <td>75%</td> <td>70%</td> <td>60%</td> <td>60%</td> <td>60%</td> <td>60%</td> </tr> <tr> <td>>8.5m to 12.0m</td> <td>50%</td> <td>50%</td> <td>60%</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>50%</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	8.5m or less	75%	70%	60%	60%	60%	60%	>8.5m to 12.0m	50%	50%	60%	50%	50%	50%	>12.0m to 21m	N/A	N/A	50%	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, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E9.1</p> <p>Development provides and maintains the connections shown on: the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <ol style="list-style-type: none"> 'Figure 6.2.6.4.6 - Dakabin' --Dakabin; 'Figure 6.2.6.4.7 - Kallangur' --Kallangur; 'Figure 6.2.6.4.8 - Mango Hill' --Mango Hill; 'Figure 6.2.6.4.9 - Mango Hill East' --Mango Hill East; 'Figure 6.2.6.4.10 - Murrumba Downs ' --Murrumba Downs; 'Figure 6.2.6.4.11 - Narangba east ' --Narangba; 'Figure 6.2.6.4.12 - Petrie' --Petrie. 																																																

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	<p>E9.2</p> <p>All other areas; For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the performance outcome.</p>
Water sensitive urban design	
<p>PO10</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>	No example provided.
Setbacks to sensitive land uses	
<p>PO11</p> <p>Sensitive land uses within 250m of land in the Industry zone - General industry 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>	No example provided.
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>	No example provided.
PO14	E14.1

<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>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> <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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO15</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>

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Works criteria	
Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO16</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO17</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E17</p> <p>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 network.</p>
	<p>E20.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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</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>PO22</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO23</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO24</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 mapped on Overlay map - Road hierarchy.</p>	<p>E24.1</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 mapped on Overlay map - Road hierarchy.</p> <p>E24.2</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>E24.3</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>E24.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO25</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E25.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design;

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	<p>b. Where for a Council-controlled road; and not associated with a Dwelling house:</p> <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p> <p>E25.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p> <p>E25.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
PO	E

<p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout

<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; 	<p>No example provided</p>
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<p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement.</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO26</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;-</p> <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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy:</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p>	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p>
<p>Note - The road network is mapped on Overlay map - Road hierarchy:</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p>	<p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p>
<p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards:</p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p>	<p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

<p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies; Showroom, Shop or Shopping centre greater than 1,000m² GFA; Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p>

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	<p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ul style="list-style-type: none">a. Where the through road provides an access or residential street function:<ul style="list-style-type: none">i. intersecting road located on same side = 60 metres; orii. intersecting road located on opposite side = 40 metres.b. Where the through road provides a local collector or district collector function:<ul style="list-style-type: none">i. intersecting road located on same side = 100 metres; orii. intersecting road located on opposite side = 60 metres.c. Where the through road provides a sub-arterial function:<ul style="list-style-type: none">i. intersecting road located on same side = 250 metres; orii. intersecting road located on opposite side = 100 metres.d. Where the through road provides an arterial function:<ul style="list-style-type: none">i. intersecting road located on same side = 350 metres; orii. intersecting road located on opposite side = 150 metres.e. Walkable block perimeter does not exceed:<ul style="list-style-type: none">i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precinct;ii. 500 metres in the Next generation neighbourhood precinct;iii. 400 metres in the Urban neighbourhood precinct. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>
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	<p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.</p>				
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 629 1465 1429"> <thead> <tr> <th data-bbox="810 629 1139 689">Situation</th> <th data-bbox="1139 629 1465 689">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 689 1139 1429"> <p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1139 689 1465 1429"> <p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	Situation	Minimum construction	<p>Frontage road unconstructed or gravel road only;</p> <p>OR</p> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads.
Situation	Minimum construction				
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Stormwater

6 Zones

<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p> <p>Note - Development provides roof and allotment (inter-allotment – QUDM level III) drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p>	<p>E</p>

<p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO27</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO28</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO29</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> <p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p>	<p>No example provided.</p>

6 Zones

<p>b. results in 6 or more dwellings; or</p> <p>c. results in an impervious area greater than 25% of the net developable area,</p> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>									
<p>PO30</p> <p>Easements for drainage purposes are provided over:</p> <p>a. stormwater pipes located in 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.</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1111 1469 1637"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection.
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Site works and construction management	
<p>PO31</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO32</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E32.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; ponding or concentration of stormwater does not occur in adjoining properties.

6 Zones

	<p>E32.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E32.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E32.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO33</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E33</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO34</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>	<p>E34.1</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>E34.2</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 haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD):</p>
<p>PO35</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E34.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p> <p>E35</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.

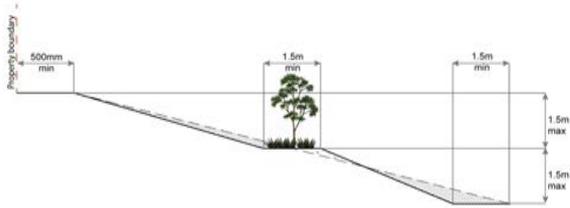
6 Zones

	<p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO36</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E36.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E36.2</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>

<p>PO37</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>
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Earthworks	
<p>PO38</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 fill 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 months of the commencement date.</p>	<p>E38.1</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>E38.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E38.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E38.4</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>E38.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E38.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).

6 Zones

	<p>E38.7</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>PO39</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E39</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>PO40</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E40.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E40.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO41</p>	<p>No example provided.</p>

<p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	
<p>PO42</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>Retaining walls and structures</p>	
<p>PO43</p>	<p>E43</p> <p>Earth retaining structures:-</p>

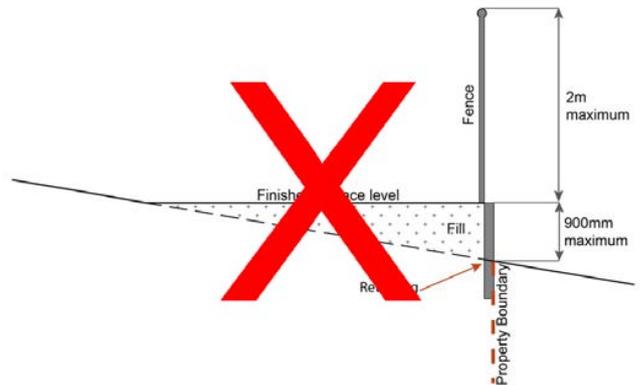
6 Zones

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

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

- 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 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

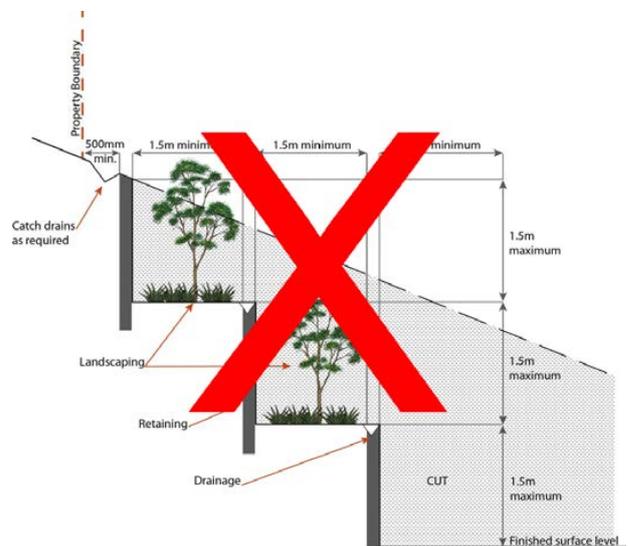
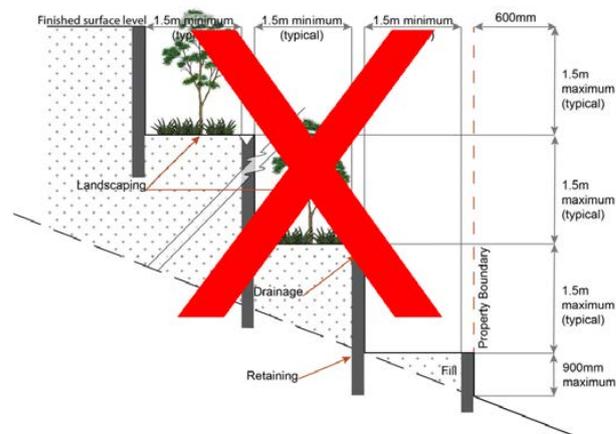


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
- i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

6 Zones

	<p style="text-align: center;">Figure - Filling or Excavation</p>
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

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.

PO44

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.

E44.1

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.

E44.2

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.

E44.3

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	<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>PO45</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>E45</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>PO46</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>E46</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>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 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; 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. 	<p>No example provided.</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> <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>E48.1</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>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> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure;

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	<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>PO50</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>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>
<p>Sales office⁽⁷²⁾</p>	
<p>PO51</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>	<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>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>E53</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>A minimum area 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>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>E55.1</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>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> <ol style="list-style-type: none"> reduce recognition in the landscape; 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>

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	Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
<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>
<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, commercial and community uses	
<p>PO58</p> <p>Community activities:</p> <p>a. are located to:</p> <ul style="list-style-type: none"> i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; <p>b. are located on allotments that have appropriate area and dimensions for the sitting of:</p> <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; <p>c. are of a small scale, having regard to the surrounding character;</p> <p>d. are serviced by public transport;</p> <p>e. do not negatively impact adjoining residents or the streetscape.</p>	<p>No example provided.</p>

<p>PO59</p> <p>Retail and commercial activities do not establish in this precinct unless:</p> <ol style="list-style-type: none"> forming part of an existing or new neighbourhood hub on a site identified on Overlay map - Community activities and neighbourhood hubs; or separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre; or forming a new neighbourhood hub where the urban neighbourhood precinct does not adjoin a higher order or district centre (e.g. Clontarf, Woody Point, Scarborough) or where adjoining or opposite a train station; or forming part of a mixed-use building with residential uses; or for a corner store. 	<p>No example provided.</p>
<p>PO60</p> <p>Retail and commercial uses may establish as standalone uses (not part of a neighbourhood hub) where:</p> <ol style="list-style-type: none"> for a corner store or forming part of a mixed use building; having a maximum GFA of 250m²; the building adjoins the street frontage and has its main pedestrian entrance from the street frontage. 	<p>No example provided.</p>
<p>PO</p> <p>A corner store (shop) may establish as a standalone use (not part of a neighbourhood hub) where:</p> <ol style="list-style-type: none"> having a maximum GFA of 250m²; the use is located on the ground floor and the building adjoins the street frontage and has its main pedestrian entrance from the street frontage. 	<p>No example provided.</p>
<p>PO</p> <p>A mixed use building may establish as a standalone use (not part of a neighbourhood hub) where:</p> <p>Retail and commercial uses:</p> <ol style="list-style-type: none"> have a total combined GFA of 1000m² or less; or, where for an Office have a total combined GFA of 1000m² or more; are on a lot within 800m walking distance of a train station; 	<p>No example provided.</p>

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<p>c. located on the ground floor and the building adjoins the street frontage and has its main pedestrian entrance from the street frontage.</p>	
<p>PO</p> <p>An Office may establish as a standalone use (not part of a neighbourhood hub or mixed use building) where:</p> <p>a. a GFA of 2000m² or more;</p> <p>b. on a lot within 800m walking distance of a train station.</p>	<p>No example provided.</p>
<p>PO</p> <p>Service stations are located, designed and orientated to:</p> <p>a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;</p> <p>b. be in proximity of a neighbourhood hub or centre;</p> <p>c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres);</p> <p>d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots);</p> <p>e. ensure the amenity of adjoining properties is protected;</p> <p>f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street;</p> <p>g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban);</p> <p>h. provide ancillary uses that meet the convenience needs of users.</p>	<p>E</p> <p>Service stations are located:</p> <p>a. adjoining or within 400m of:</p> <p>i. a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot), or</p> <p>ii. a centre zone;</p> <p>b. on the corner lot of an arterial or sub-arterial road.</p> <p>E</p> <p>Service stations are designed and orientated on site to:</p> <p>a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages;</p> <p>b. building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries;</p> <p>c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use;</p> <p>d. not include more than 2 driveway crossovers.</p>
<p>PO61</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>E61</p> <p>Retail and commercial uses within a neighbourhood hub consist of no more than:</p>

<p>Note - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.</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>PO62</p> <p>Non-residential uses (excluding a Service station) 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 and drive through facilities 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>PO63</p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings; c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include 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; 	<p>No example provided.</p>

6 Zones

<ul style="list-style-type: none"> g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces. 	
<p>PO64</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 frontage and 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. 	<p>No example provided.</p>
<p>PO65</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. 	<p>No example provided.</p>
<p>PO66</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>E66.1</p> <p>Car parking is provided in accordance with Table 6.2.6.4.5 'Car parking spaces'.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p> <hr/> <p>E66.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>

<p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>									
<p>PO67</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>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>E67.1</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="810 539 1466 857"> <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> <p>E67.2</p> <p>Bicycle parking is:</p> <ol 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>	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								

E67.3

For non-residential uses, storage lockers:

- 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.

E67.4

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.

	<p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p>d. are provided with:</p> <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 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>PO68</p> <p>Loading and servicing areas:</p> <ol 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. 	<p>No example provided.</p>
<p>PO69</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided: E69</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>PO70</p> <p>On-site landscaping is provided, that:</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. retains mature trees wherever possible; 	<p>No example provided.</p>

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<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>PO71</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E71</p> <p>No fencing is provided forward of the building line.</p>
<p>PO72</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>PO73</p> <p>The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>E73</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>PO74</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <p>a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p> <p>b. protects the environmental and ecological values and health of receiving waters;</p> <p>c. protects buildings and infrastructure from the effects of acid sulfate soils.</p>	<p>E74</p> <p>Development does not involve:</p> <p>a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or</p> <p>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>

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO75

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can

No example provided.

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<p>be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO76</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO77</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO78</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>

<p>PO79</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO80</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO81</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO82</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO83</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.

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<p>PO84</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO85</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO86</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO87</p>	<p>E87</p>

<p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO88</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E88.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E88.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO89</p> <p>Development will:</p>	<p>E89</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p>

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<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>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>PO90</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>PO91</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>PO92</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E92</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO93</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E93.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E93.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E93.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E93.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E93.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO94</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E94</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas;

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	<ul style="list-style-type: none"> d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO95</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>E95</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>PO96</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E96</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>PO97</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E97</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO98</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>No example provided.</p>

<p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	
<p>PO99</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E99</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO100</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 other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO101</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 - 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>PO102</p> <p>Development does not:</p>	<p>No example provided.</p>

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<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>PO103</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>E103</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>PO104</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>E104</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>PO105</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>E105.1</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>c. Industrial area – Level V;</p> <p>d. Commercial area – Level V.</p> <p>E105.2</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>PO106</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>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>PO107</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>E107</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>
Riparian and wetland setbacks	
<p>PO108</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <p>a. impact on fauna habitats;</p> <p>b. impact on wildlife corridors and connectivity;</p> <p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>E108</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p> <p>b. 30m from top of bank for W2 waterway and drainage line</p> <p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)	
<p>PO109</p> <p>Landscaping</p>	<p>E109</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p>

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<p>a. complements the coastal landscape character and amenity;</p> <p>b. has known resilience and robustness in the coastal environment;</p> <p>Fences and walls:</p> <p>a. do not appear visually dominant or conspicuous within its setting;</p> <p>b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening;</p> <p>c. use materials and colours that are complementary to the coastal environment.</p> <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <p>a. retained;</p> <p>b. protected from development diminishing their significance.</p>	<p>a. landscaping comprises indigenous coastal species;</p> <p>b. fences and walls are no higher than 1m; and</p> <p>c. existing pine trees, palm trees, mature fig and cotton trees are retained.</p> <p>d. where over 12m in height, the building design includes the following architectural character elements:</p> <p>i. curving balcony edges and walls, strong vertical blades and wall planes;</p> <p>ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;</p> <p>iii. roof top outlooks, tensile structures as shading devices;</p> <p>iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Table 6.2.6.4.3 Setbacks

Residential uses										
Height of wall	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall	Rear To OMP and wall	Genal Trafficable water body
	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*	To OMP, wall and 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 storey)	Min 5m	Min 4.5m

								or part thereof over 8.5m		
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Note - * Does not apply to basement car parking areas

Table 6.2.6.4.4 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
Greater than >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: 10.5m
Greater than 18m	As per QDC Not permitted.	

Table 6.2.6.4.5 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* walking distance 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 -* Where Dwellings are not being established (e.g. beds and communal area) the car parking rate specified above is to be provided per Non-residential GFA.

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 - Serviced/short term includes: Rooming accommodation⁽⁶⁹⁾ or Short-term accommodation⁽⁷⁷⁾.

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Density Figures

Figure 6.2.6.4.1 - Kallangur



Figure 6.2.6.4.2 - Mango Hill

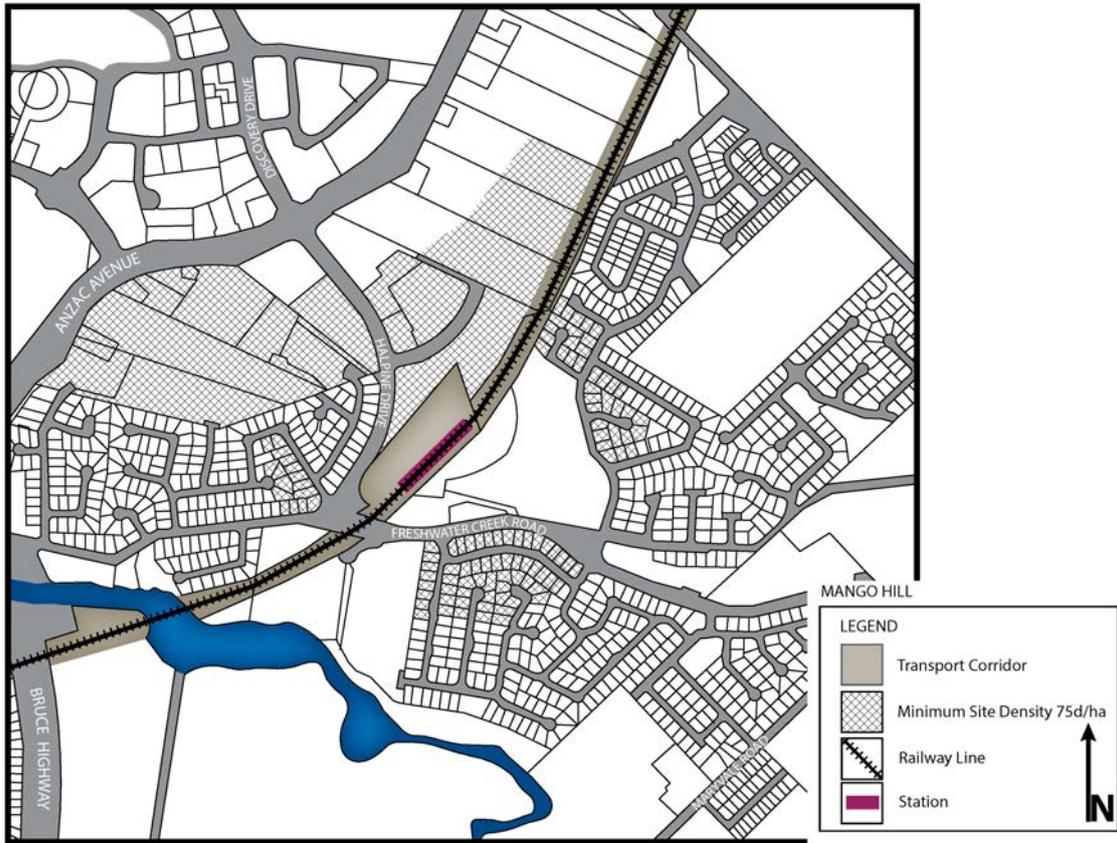


Figure 6.2.6.4.3 - Mango Hill East



Figure 6.2.6.4.4 - Murrumba Downs



Figure 6.2.6.4.5 Kippa-Ring



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Movement network figures Movement network figures amended and relocated to Planning scheme policy - Neighbourhood design

Figure 6.2.6.4.6 - Dakabin

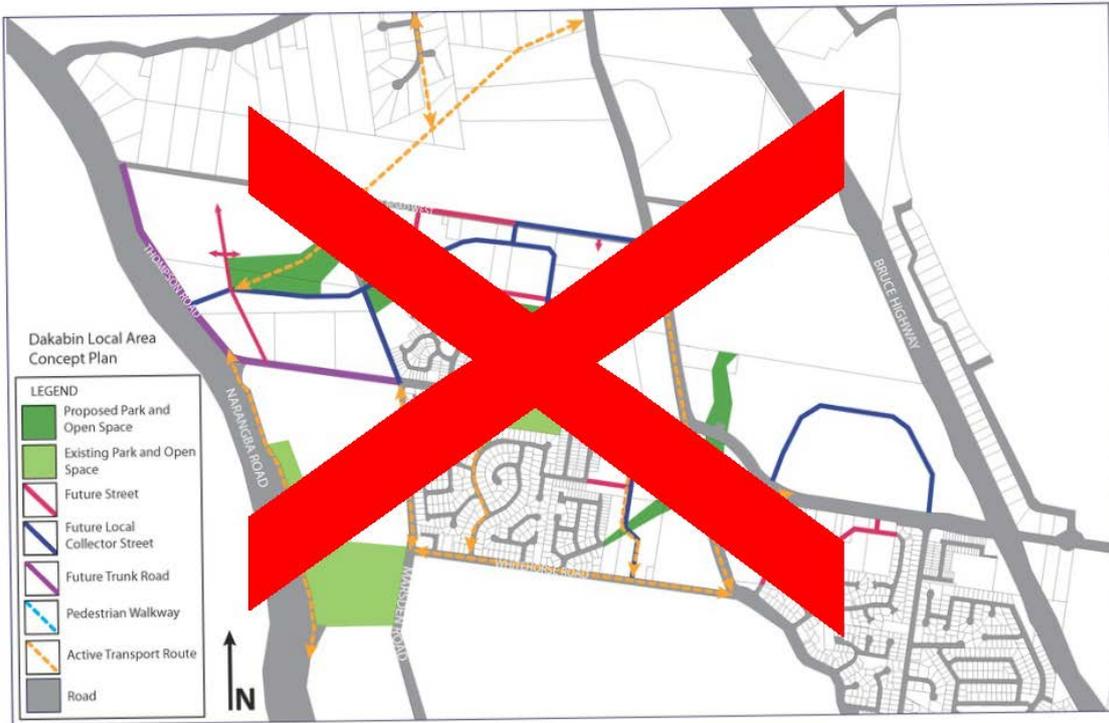


Figure 6.2.6.4.7 - Kallangur



Figure 6.2.6.4.8 - Mango Hill

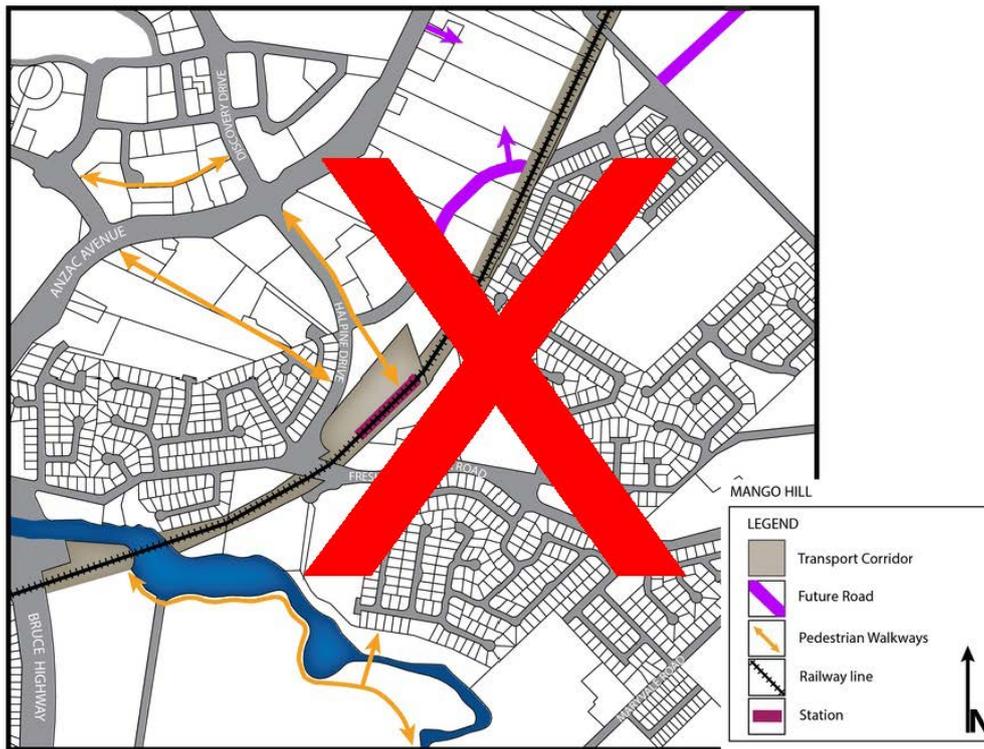


Figure 6.2.6.4.9 - Mango Hill East

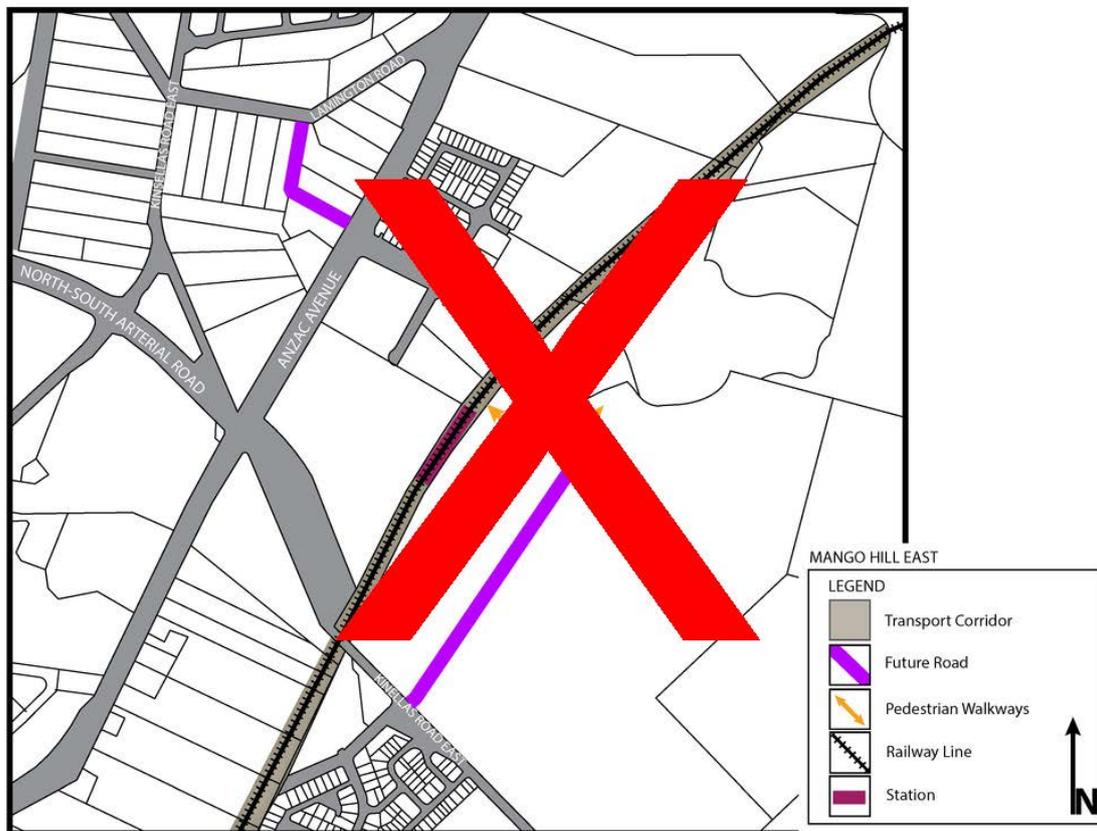


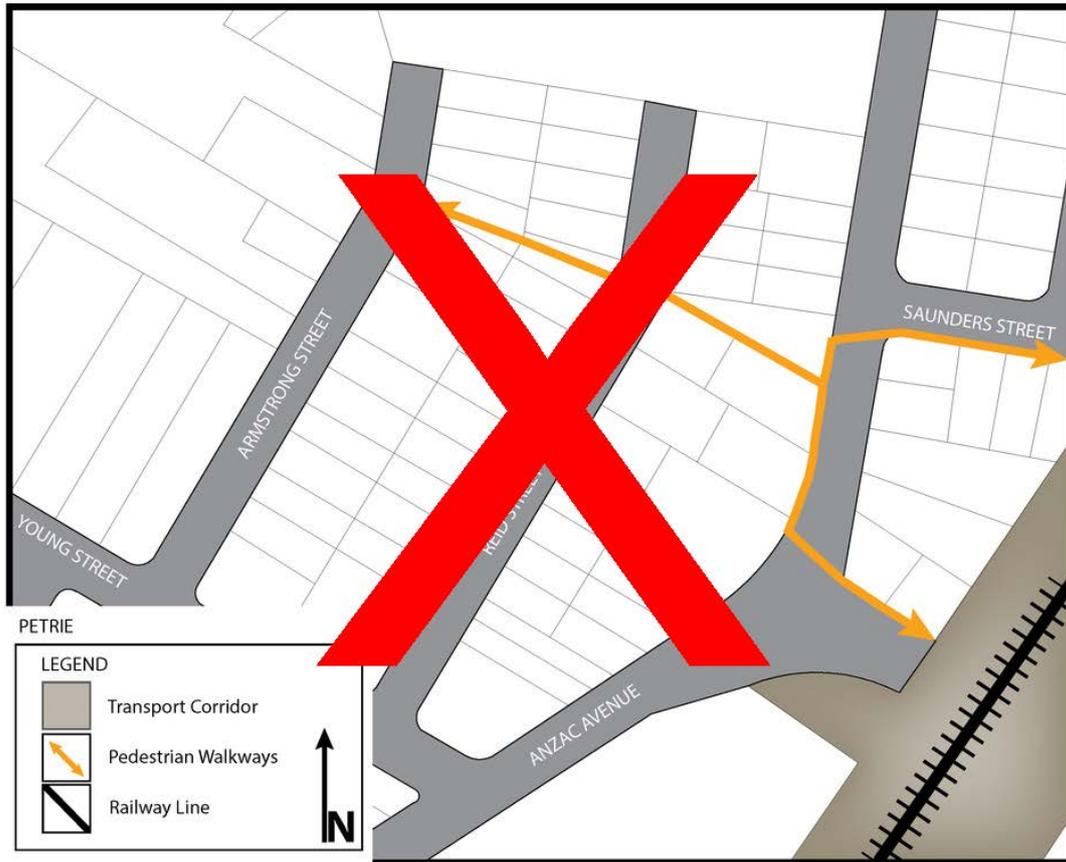
Figure 6.2.6.4.10 - Murrumba Downs



Figure 6.2.6.4.11 - Narangba east



Figure 6.2.6.4.12 - Petrie



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6.2.7 Industry zone code

6.2.7.1 Application - Industry zone

This code applies to undertaking development in the Industry zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies to accepted development subject to requirements in all precincts;
2. Part B of the code applies only to assessable development in the 6.2.7.1 'Mixed industry and business precinct';
3. Part C of the code applies only to assessable development in the 6.2.7.2 'Light industry precinct';
4. Part D of the code applies only to assessable development in the 6.2.7.3 'General industry precinct';
5. Part E of the code applies only to assessable development in the 6.2.7.4 'Restricted industry precinct';
6. Part F of the code applies only to assessable development in the 6.2.7.5 'Marine industry precinct'.

6.2.7.2 Purpose - Industry zone

1. The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
2. Industry areas contain high quality, fully serviced, accessible land accommodating a wide range of industrial and supporting activities in accordance with acceptable environmental standards and with minimal impact on surrounding uses. The purpose of the Industry zone code is to implement the policy direction as set out in Part 3, Strategic Framework. The Industry zone contains 5 precincts which have the following purpose:
 - a. The Mixed industry and business precinct will facilitate a range of low impact industry⁽⁴²⁾ and associated commercial uses which have a nexus with other industrial activities occurring in the precinct.
 - b. The Light industry precinct will facilitate and maintain the long term viability of a range of low impact and low intensity industrial and business activities which are compatible with adjacent commercial and residential areas.
 - c. The General industry precinct will facilitate and maintain the long term viability of a broad range of industrial uses which provide significant employment opportunities and require locations which are well separated from incompatible uses.
 - d. The Restricted industry precinct will support the continued viability of a range of high impact and hard to locate industrial uses which contribute significantly to the regional economy and require locations which are well separated from incompatible uses.
 - e. The Marine industry precinct will facilitate and maintain the long-term viability waterfront-based industry and associated commercial activities which require direct access to a waterway.

6.2.7.3 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.7.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.7.1, 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	Mixed industry and business precinct - corresponding performance outcome	Light industry precinct - corresponding performance outcome	General industry precinct - corresponding performance outcome	Restricted industry precinct - corresponding performance outcome	Marine industry precinct - corresponding performance outcome
RAD1	PO1	PO1	PO1	PO1	PO4
RAD2	PO2	PO2	PO2	PO2	PO5
RAD3	PO3, PO4	PO3, PO4	PO3, PO4	PO3, PO4	PO6, PO7, PO8
RAD4	PO8	PO8	PO7	PO7	PO11
RAD5	PO18	PO17	PO16	PO16	PO21
RAD6	PO11	PO11	PO10	PO10	PO14
RAD7	PO16	PO15	PO14	PO14	PO18
RAD8	PO26	PO25	PO24	PO24	PO29
RAD9	PO27-31	PO26-30	PO25-29	PO25-29	PO30-34
RAD10	PO33, PO34	PO32, PO33	PO31, PO32	PO31, PO32	PO33, PO34
RAD11	PO33, PO34	PO32, PO33	PO31, PO32	PO31, PO32	PO36, PO37
RAD12	PO36	PO35	PO34	PO34	PO39
RAD13	PO38	PO37	PO36	PO36	PO41
RAD14	PO40	PO39	PO38	PO38	PO43
RAD15	PO41	PO40	PO39	PO39	PO44
RAD16	PO43	PO42	PO41	PO41	PO46
RAD17	PO45	PO44	PO43	PO43	PO48
RAD18	PO41, PO44	PO40, PO43	PO39, PO42	PO39, PO42	PO41, PO44
RAD19	PO43	PO42	PO41	PO41	PO43
RAD20	PO47	PO46	PO45	PO45	PO50
RAD21	PO52	PO51	PO50	PO50	PO55
RAD22	PO49	PO48	PO47	PO47	PO52
RAD23	PO53	PO52	PO51	PO51	PO56
RAD24	PO53	PO52	PO51	PO51	PO56
RAD25	PO54	PO53	PO52	PO52	PO54
RAD26	PO4, PO8, PO15, PO17, PO18, PO19, PO20, PO57	PO4, PO8, PO14, PO16, PO17, PO18, PO19, PO56	PO4, PO7, PO13, PO15, PO16, PO17, PO18, PO56	PO4, PO7, PO13, PO15, PO16, PO17, PO18, PO55	PO7, PO8, PO17, PO19, PO20, PO21, PO22, PO23, PO60

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RAD27	PO56	PO55	PO54	PO54	PO59
RAD28	PO56	PO55	PO55	PO55	PO59
RAD29	PO59	PO59	PO62	PO58	PO69
RAD30	PO21 - PO24	PO20 - PO23	PO19 - PO22	PO19 - PO22	PO25 - PO28
RAD31	PO21 - PO24	PO20 - PO23	PO19 - PO22	PO19 - PO22	PO25 - PO28
RAD32	PO76	PO75	PO71	PO64	PO75
RAD33	PO77	PO76	PO72	PO65	PO76
RAD34	PO78	PO77	PO73	PO66	PO77
RAD35	PO78	PO77	PO73	PO66	PO77
RAD36	PO78	PO77	PO73	PO66	PO77
RAD37	PO78	PO77	PO73	PO66	PO77
RAD38	PO80	PO79	PO75	PO68	PO79
RAD39	PO81	PO80	PO76	PO76	PO80
RAD40	PO82 - PO93	PO81 - PO92	PO77 - PO88	PO70 - PO81	PO81 - PO92
RAD41	PO82 - PO93	PO81 - PO92	PO77 - PO88	PO70 - PO81	PO81 - PO92
RAD42	PO94	PO93	PO89	N/A	N/A
RAD43	PO95	PO94	PO90	N/A	N/A
RAD44	PO96	PO95	PO91	N/A	N/A
RAD45	PO97	PO96	PO92	N/A	N/A
RAD46	PO98	PO97	PO93	N/A	N/A
RAD47	PO99	PO98	PO94	N/A	N/A
RAD48	PO48	PO48	PO46	PO46	PO51
RAD49	PO100	PO99	PO95	PO82	PO93
RAD50	PO100	PO99	PO95	PO82	PO93
RAD51	PO103	PO102	PO98	PO85	PO96
RAD52	PO103	PO102	PO98	PO85	PO96
RAD53	PO103	PO102	PO98	PO85	PO96
RAD54	PO104	PO103	PO99	N/A	N/A
RAD55	PO105	PO104	PO100	N/A	N/A
RAD56	PO106, PO107	PO105, PO106	PO101, PO102	N/A	N/A
RAD57	PO109	PO108	PO104	N/A	N/A
RAD58	PO110-PO112, PO114-PO116	PO108-PO110, PO112-PO114	PO105-PO107, PO108-PO110	PO86-PO88, PO90-PO92	PO97-PO99, PO101-PO103
RAD59	PO110-PO112, PO114-PO116	PO108-PO110, PO112-PO114	PO105-PO107, PO109-PO111	PO86-PO88, PO90-PO92	PO97-PO99, PO101-PO103

RAD60	PO110-PO112	PO108-PO110	PO105-PO107	PO86-PO88	PO97-PO99
RAD61	PO113	PO111	PO108	PO92	PO100
RAD62	PO117	PO115	PO112	PO93	PO104
RAD63	PO118	PO116	PO113	PO94	PO105

Part A—Requirements for accepted development - All precincts

Table 6.2.7.1 Requirements for accepted development - All precincts

Requirements for accepted development	
General requirements	
Extensions to existing buildings	
RAD1	Extensions to an existing building do not exceed 20% of the existing GFA on-site. Note - The 20% increase in GFA includes all previous instances of GFA increase under this outcome, or as part of Building Work.
Building height	
RAD2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
RAD3	Extensions to buildings maintain a minimum setback of: <ul style="list-style-type: none"> a. 6m to the street frontage (other than the Bruce Highway); b. 3m to the secondary street frontage; c. 5m to land not included in the Industry zone; d. 10m to a boundary adjoining the Bruce Highway.
Landscaping	
RAD4	Development does not result in a net reduction in established landscaping on the site.
Lighting	
RAD5	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 the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Car parking	
RAD6	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.
Waste	
RAD7	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.

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Requirements for accepted development	
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD8	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	

Utilities	
RAD9	<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. sealed and dedicated road. <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>

Access

RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD10	<p>Any new or changes to existing site-access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD11	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p> <p>Note - Pavements are to be designed by a RPEQ.</p>
Stormwater	
RAD12	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design.</p>

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	<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>				
RAD13	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ol style="list-style-type: none"> is for urban purposes only;- involves a land area greater than 2500m²; will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and that results in 6 or more dwellings; or that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>				
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m
Pipe Diameter	Minimum Easement Width (excluding access requirements)				
Stormwater Pipe up to 825mm diameter	3.0m				

Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p>	
<p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	

Site works and construction management	
RAD14	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD15	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD18	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD16	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.
RAD19	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.
RAD17	<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>
RAD	Disposal of materials is managed in one or more of the following ways:

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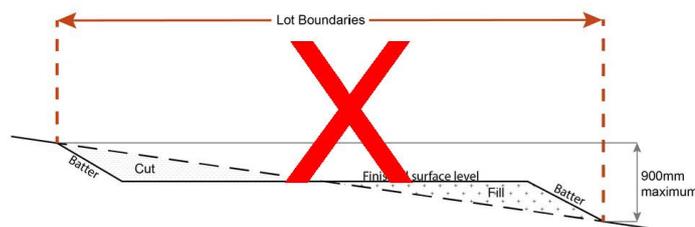
	<p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</p> <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p>

Earthworks

RAD21

The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

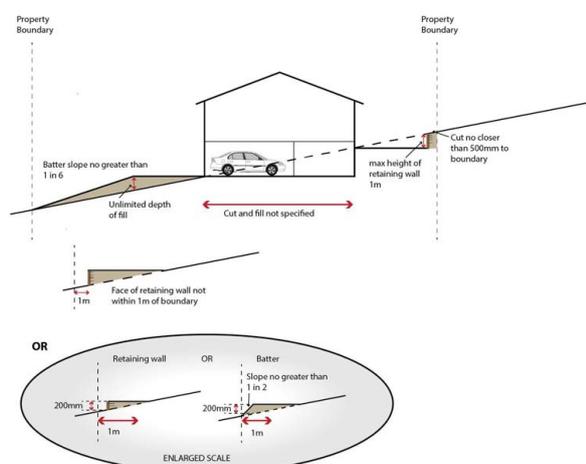
OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
- the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

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	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD20	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD22	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

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.

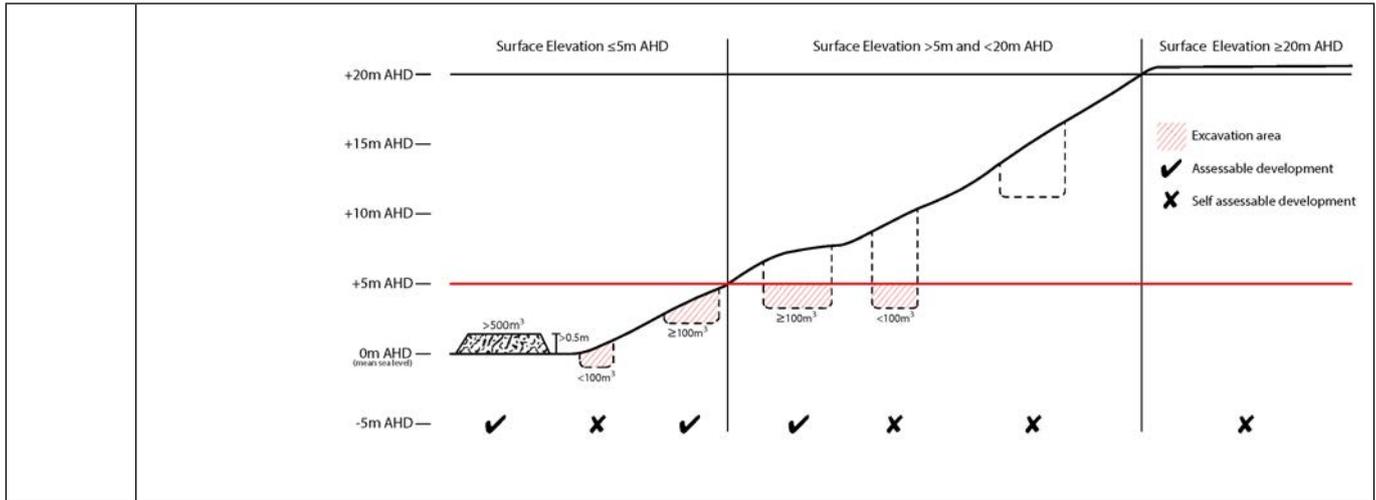
<p>RAD23</p>	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 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>RAD24</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>RAD25</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); 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;

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	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.
Use specific requirements	
Land use	
RAD26	Where within 100m of a sensitive zone: <ul style="list-style-type: none"> a. development is undertaken fully indoors; b. uses do not create audible noise measured at the boundary of the site between the hours of 7:00 pm and 6:00 am; c. any new plant or air conditioning equipment is not located along adjoining boundaries with sensitive land uses and screened from view of the street; d. landscaping and noise attenuating fencing are used to buffer visual and audible impacts generated from the use.
RAD27	The combined area for ancillary office ⁽⁵³⁾ and administration functions does not exceed 20% of the GFA or 200m ² whichever is the lesser.
RAD28	The display of items for sale to the public is limited to commodities, articles or goods resulting from the industrial processes undertaken on-site and limited to 5% of the GFA or 100m ² of the use, whichever is the lesser.
Caretaker's accommodation⁽¹⁰⁾	
RAD29	Caretaker's accommodation ⁽¹⁰⁾ : <ul style="list-style-type: none"> a. has a maximum GFA of 80m²; b. does not gain access from a separate driveway to the principal use of the site; c. Includes a minimum 16m² of private open space directly accessible from a habitable room.
Hazardous Chemicals	
RAD30	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.
RAD31	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.
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.	
RAD32	A minimum area 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.

RAD33	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.
RAD34	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.
RAD35	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD36	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD37	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>
RAD38	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	
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</p> <p>soils i.e. development involving filling or excavation works below the thresholds of 100m³ and 500m³ respectively.</p>	
RAD39	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.

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Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

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

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

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

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

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

RAD40

Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².

	<p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD41	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD42	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD43	<p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾;

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	<ul style="list-style-type: none"> g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD44	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD45	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD46	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD47	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD48	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
<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>	
RAD49	Development is for the preservation, maintenance, repair and restoration of the site, object or building.

	<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>
RAD50	<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>
RAD51	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD52	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD53	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)</p>	
RAD54	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
RAD55	<p>Development does not include the following uses located within a landfill site buffer:</p> <ol style="list-style-type: none"> caretaker's accommodation⁽¹⁰⁾; community residence⁽¹⁶⁾; dual occupancy⁽²¹⁾;

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	<ul style="list-style-type: none"> d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾; g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾; k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾.
RAD56	<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.
RAD57	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD58	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.
RAD59	<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>
RAD60	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD61	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.
RAD62	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD63	<p>No development is to occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line

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

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

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

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

Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

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6.2.7.1 Mixed industry and business precinct

6.2.7.1.1 Purpose - Mixed industry and business precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Mixed industry and business precinct:
 - a. A range of employment-intensive, knowledge-based, low impact industrial activities and associated commercial activities are established in the precinct which benefit from high levels of exposure and access to high quality transport infrastructure.
 - b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - c. Development is 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 nearby non-industrial uses;
 - iv. be adaptable for alternative industry uses.
 - d. Development has access to infrastructure and essential services and safe and convenient access to major transport routes.
 - e. Development is designed to incorporate sustainable practices including water sensitive design and energy efficient building design.
 - f. The scale, character, and built form of development and the resulting streetscape contribute to a high standard of visual and physical amenity and incorporate crime prevention through environmental design (CPTED) principles.
 - g. Commercial, Shop and Office activities only occur in the precinct where:
 - i. there is a justified need for the use to be located in the precinct;
 - ii. the use does not compromise the role or function of the region's centres network.
 - h. Sensitive land uses do not occur where they could compromise or constrain existing or future industrial land uses in the precinct or adjoining industrial areas.
 - i. Special industry⁽⁷⁹⁾ does not establish within the precinct.
 - j. Development encourages public transport patronage and active transport choices through streetscape improvements and the provision of appropriate end of trip facilities.
 - k. The continued operation of Places of worship and Medium impact industries that were lawfully established at commencement is supported. Any extensions to these uses needs to satisfy the outcomes of this code.
 - l. Large format retail, car dominated uses or uses that require large outdoor storage space are not located in the precinct.
 - m. Development provides a high quality urban form and landscaped environment.
 - n. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- o. Development does not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
 - p. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
 - q. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - r. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

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- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

s. Development in the Mixed industry and business precinct includes one or more of the following:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Educational establishment⁽²⁴⁾ (if for technical or trade related education) • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ (if less than 100m² GFA) • Hardware and trade supplies⁽³²⁾ (where a maximum of 500m² GFA) 	<ul style="list-style-type: none"> • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ • Medium impact industry⁽⁴⁷⁾ (if at least 250 metres from a sensitive land use or zone) • Office⁽⁵³⁾ (where on a District Collector road or higher) • Outdoor sales⁽⁵⁴⁾ (where for sale of goods manufactured on-site) • Research and technology industry⁽⁶⁴⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Showroom⁽⁷⁸⁾ (where for industry or trade related products and a maximum of 500m² GFA) • Warehouse⁽⁸⁸⁾
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t. Development in the Mixed industry and business precinct does not include any of the following:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ (Where exceeding 500m² GFA) • High Impact Industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Relocatable home park⁽⁶²⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Shopping Centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾
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<ul style="list-style-type: none"> • Dwelling unit⁽²³⁾ • Education establishment (where not for technical or trade related education) • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ (where exceeding 100m² GFA) • Function facility⁽²⁹⁾ 	<ul style="list-style-type: none"> • Multiple dwelling⁽⁴⁹⁾ • 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"> • Showroom⁽⁷⁸⁾ (where not for industry or trade related products or exceeds 500m² GFA) • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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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.

6.2.7.1.2 Criteria for assessable development

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 6.2.7.1.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Part B—Criteria for assessable development - Mixed industry and business precinct

Table 6.2.7.1.1 Assessable development - Mixed industry and business precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Site cover	
<p>PO1</p> <p>Site cover is limited to a proportion of a site that ensures:</p> <p>a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use;</p> <p>b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site;</p>	No example provided.

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<p>c. setbacks to boundaries maximise the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses;</p> <p>d. Areas of landscaping are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site.</p>	
Building height	
<p>PO2</p> <p>The height of buildings is in keeping with the predominant industrial and commercial character of the precinct and does not cause adverse amenity impacts on nearby sensitive land uses and zones.</p>	<p>E2</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Setbacks	
<p>PO3</p> <p>Street boundary setbacks:</p> <p>a. minimise building bulk and visual dominance from the street;</p> <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>d. provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway.</p>	<p>E3</p> <p>Buildings maintain a minimum setback of:</p> <p>a. 6m to the primary frontage (other than the Bruce Highway);</p> <p>b. 3m to the secondary street frontage;</p> <p>c. 10m to a boundary adjoining the Bruce Highway.</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 general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development 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>Buildings exhibit a high standard of commercial design and construction, which:</p> <p>a. adds visual interest to the streetscape, through variation in building materials, colours and features;</p>	<p>No example provided.</p>

- b. does not result in blank, unarticulated walls fronting streets or public areas;
- c. reduces the perceived bulk of the building when viewed from the street;
- d. articulates or accentuates the administration and customer service areas of the building;
- e. contributes to safe environment, through the incorporation of CPTED principles;
- f. incorporates high quality, low maintenance building materials;
- g. does not utilise highly reflective materials.

Note - The following examples illustrate an acceptable design response to this outcome.



PO6

Buildings on corner allotments:

- a. address both street frontages;

No example provided.

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- b. contain building openings facing both street frontages;
- c. do not present blank unarticulated walls to either frontage.

Note - The following example illustrates an acceptable design response to this outcome.



Staff recreation area

PO7

Staff are provided with adequate and amenable break/dining facilities to suit the nature of the activities on-site.

E7

Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that:

- a. includes adequate seating, tables and rubbish bins for the number of staff on-site;
- 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.

Landscaping

PO8

Landscaping is provided on the site to:

- 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 any adjoining lots not zoned for industrial purposes.

E8

Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.

Fencing

PO9

The provision of fencing on street frontages does not dominate the street or create safety issues.

Note - The following example illustrates an acceptable design response to this outcome.



E9

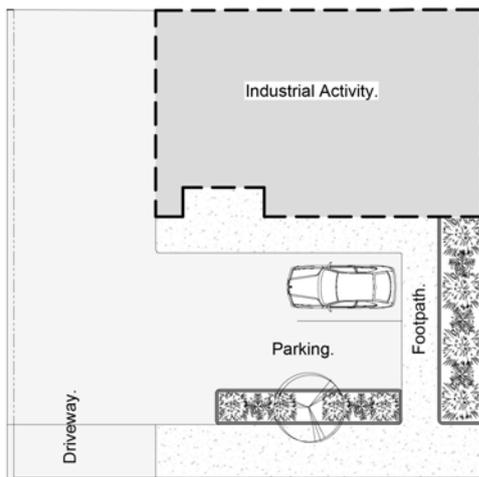
Where fencing is provided on the street frontage, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.

Public access

PO10

The use has a safe, clearly identifiable public access separate from service and parking areas.

Note - The following diagram illustrates an acceptable design response to this outcome.



E10.1

Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.

E10.2

Public access to the building is not provided through industrial service areas.

Movement network

PO

E

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<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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</p>
<p>Car parking</p>	
<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 vehicle entry points and 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; provides connections with car parking areas on adjoining sites where possible. 	<p>E12</p> <p>All vehicle entry points and car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>
<p>PO13</p> <p>Vehicle cross-overs do not dominate the street frontage.</p>	<p>E13</p> <p>A maximum of 1 vehicle cross-over is provided to each street frontage unless required for manoeuvring purposes.</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: 	<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>

<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>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>
<ul style="list-style-type: none"> 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>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>E14.2</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>
	<p>E14.3</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). <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>

amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

E14.4

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>PO15</p> <p>Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads.</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>PO16</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste: area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided: E16</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Environmental impacts	
<p>PO17</p> <p>Where a use is not an environmentally relevant activity under the <i>Environmental Protection Act 1994</i>, 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 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 the 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>	No example provided.

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<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>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>
<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>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO21</p>	<p>E21.1</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>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 E1.1 (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>E21.2</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: <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 E1.2 (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>
	<p>E21.3</p>

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	<p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below:</p> <p>Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <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. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. <p>If criteria E1.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
<p>PO22</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>E22</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>PO23</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>E23</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>PO24</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>E24.1</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. <p>E24.2</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.
Emissions into Brisbane operational airspace	
PO25 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace. Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.	E25.1 Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.
	E25.2 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO26 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
Works criteria	
Utilities	
PO	No example provided.

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<p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	
<p>PO27</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E27</p> <p>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>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 sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E29.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<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</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>PO34</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO31</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO33</p>	<p>E33.1</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 mapped on Overlay map - Road hierarchy.</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>E33.2</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>E33.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p> <p>E33.4</p> <p>For land located at Deception Bay, all vehicle access to Deception Bay Road is via a future 4-way signalised intersection at Deception Bay Road and Zammit Street, as illustrated in Figure - Deception Bay Road Mixed Industry and Business, except where an alternative access has been previously approved by TMR or allowed through an existing development approval. No direct property access is provided to Deception Bay Road.</p>
<p>PO34</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E34.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> Planning scheme policy - Integrated design; Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; Planning scheme policy - Integrated design; Schedule 8 - Service vehicle requirements; Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

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	<p>E34.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p> <p>Note - Pavements are to be designed by an RPEQ.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p>	<p>E</p>

<p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
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Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>

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<p>PO35</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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; 	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function; <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function;

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	<ul style="list-style-type: none"> i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>					
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1760 1466 2040"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width</td> </tr> <tr> <td>OR</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width	OR
Situation	Minimum construction					
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width					
OR						

<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="810 179 1136 745"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1136 179 1465 745"> <p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		

<p>Stormwater</p>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

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<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <hr/> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <hr/> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <hr/> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO36</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood</p>	<p>No example provided.</p>

<p>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 achievement of 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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p> <p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p> <p>b. results in 6 or more dwellings; or</p> <p>c. results in an impervious area greater than 25% of the net developable area,</p> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>
<p>PO39</p> <p>Easements for drainage purposes are provided over:</p>	<p>E</p> <p>No example provided.</p>

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<p>a. stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 389 1468 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</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>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>E41.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p>

<p>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E41.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E41.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO42</p>	<p>E42</p>

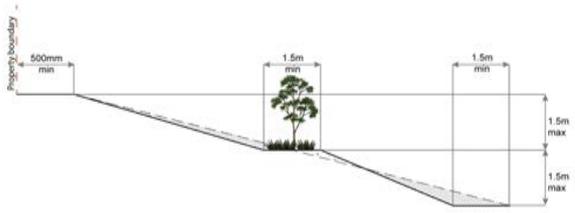
6 Zones

<p>Dust suppression measures are implemented during soil disturbances and 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>PO43</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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 road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO44</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</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, building areas and other necessary areas for the works; and 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 of 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>

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	<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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>	
<p>PO47</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>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>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek 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 months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E47.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E47.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material 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>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>Figure - Embankment</p> 
<p>PO49</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E49.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p>

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<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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E49.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO50</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO51</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.

- a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or
- b. redirect stormwater surface flow away from existing flow paths; or
- c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:
 - i. concentrates the flow; or
 - ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or
 - iii. causes actionable nuisance to any person, property or premises.

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.

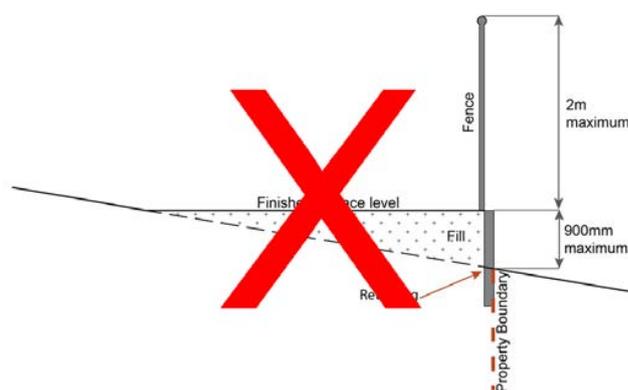
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

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 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 - Gut

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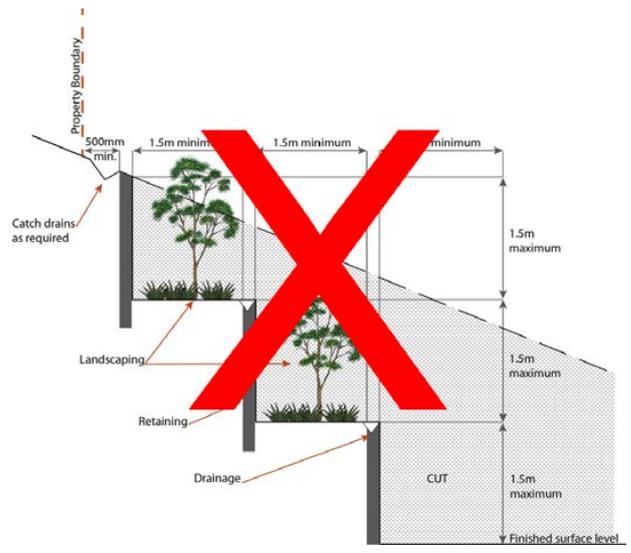
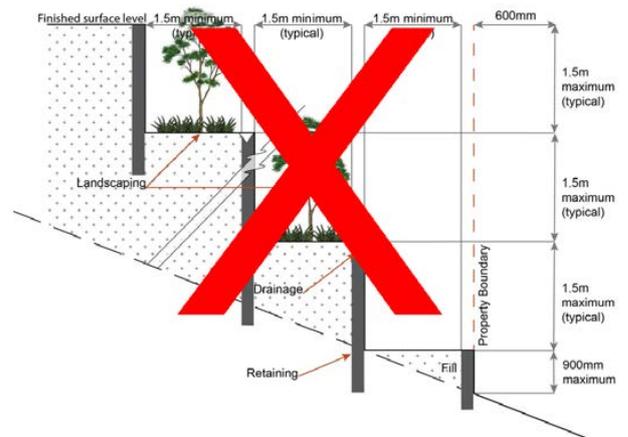


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

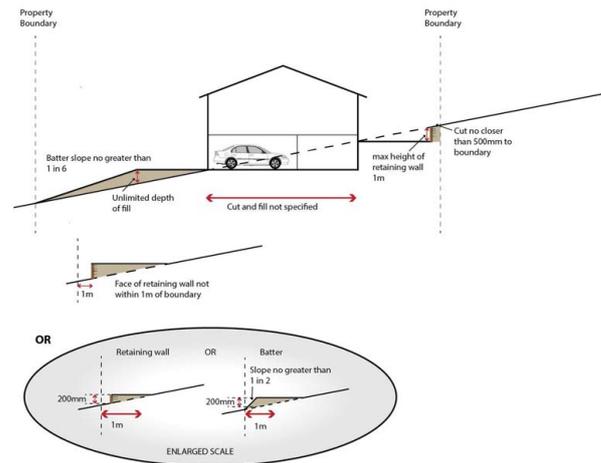
OR

- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

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	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

<p>PO53</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>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> <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
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	<p>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> <hr/> <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> <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> <hr/> <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>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> <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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>

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	<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	
Industrial land uses	
<p>PO56</p> <p>Ancillary office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the industrial activities in the precinct or compromise the role or function of the region's centres network.</p>	<p>E56</p> <p>The combined area for ancillary office⁽⁵³⁾, administration functions, display and retail sale of commodities, articles or goods resulting from the industrial processes on-site, does not exceed 50% of the GFA.</p>
<p>PO57</p> <p>Buildings directly adjoining non-industrial zoned land:</p> <p>a. are compatible with the character of the adjoining area;</p> <p>b. minimises overlooking and overshadowing;</p> <p>c. maintain privacy; and</p> <p>d. do not cause significant loss of amenity to neighbouring residents by way noise, vibration, odour, lighting, traffic generation and/or hours of operation.</p>	<p>No example provided.</p>
<p>PO58</p> <p>Medium impact industry⁽⁴⁷⁾ uses only establish in the precinct where:</p> <p>a. buildings and activities are located at least 250m from a sensitive land use or sensitive zone;</p>	<p>No example provided.</p>

<p>b. do not constrain the function of existing or future uses in the precinct; and</p> <p>c. not adversely impact on the amenity, health or safety of adjoining industrial workers or sensitive land uses.</p> <p>Note - Separation distance is to be measured in a straight-line (in accordance with the State policy)</p>	
Caretaker's accommodation⁽¹⁰⁾	
<p>PO59</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>E59</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 Schedule 7 - Car parking.</p>
Sales office⁽⁷²⁾	
<p>PO60</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E60</p> <p>A Sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
Home based business⁽³⁵⁾	
<p>PO61</p> <p>Home based business(s)⁽³⁵⁾:</p> <p>a. is subordinate in size and function to the primary use on the site being residential;</p> <p>b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;</p> <p>c. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding area;</p>	<p>No example provided.</p>

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<p>d. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised;</p> <p>e. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.</p>	
<p>PO62</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> <p>a. the display and sale of goods being viewed from outside of the site;</p> <p>b. overall development on the site having a predominantly commercial appearance.</p>	<p>E62.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p>E62.2</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>Other Non-industrial land uses</p>	
<p>PO63</p> <p>Offices located in the precinct must:</p> <p>a. have a direct nexus with industrial activities;</p> <p>b. not compromise the viability, role and function of the regions centre network.</p>	<p>No example provided.</p>
<p>PO64</p> <p>Showrooms⁽⁷⁸⁾ are limited to:</p> <p>a. industry and trade related product lines;</p> <p>b. a gross floor area of 500m²</p> <p>Note - Industry and trade related products are considered to be products used by the industry and trades in creating an end product. Examples may include:</p> <ul style="list-style-type: none"> • Kitchen and bathroom showrooms⁽⁷⁸⁾ (i.e. Fixtures, plumbing supplies, bench tops etc) • Flooring showrooms⁽⁷⁸⁾ (i.e. Tiles, carpet, hardwood flooring supplies) • Electrical showrooms⁽⁷⁸⁾ • Building and construction products 	<p>No example provided.</p>
<p>PO65</p> <p>Food and Drink Outlets⁽²⁸⁾ are limited to a gross floor area of 100m².</p>	<p>No example provided.</p>
<p>PO66</p>	<p>No example provided.</p>

<p>With the exception of Caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the precinct.</p>	
<p>PO67</p> <p>Where not located on a district collector, sub-arterial or arterial road, non-industrial uses:</p> <ol style="list-style-type: none"> a. provide direct convenience retail or services to the local industrial workforce; b. are consolidated with existing non-industrial uses; c. do not compromise the viability, role or function of the region's centre network; d. are not subject to adverse amenity impacts or risks to health; e. do not constrain the operations of industrial activities. <p>Note - Hazard and Nuisance Mitigation Plan may be required to be submitted to justify compliance with this outcome.</p> <p>Note - The Road hierarchy is mapped on Overlay map - Road hierarchy</p>	<p>No example provided.</p>
<p>PO68</p> <p>Where located on a district collector, sub-arterial or arterial road, non-industrial uses:</p> <ol style="list-style-type: none"> a. are consolidated with existing non-industrial uses; b. do not compromise the viability, role or function of the region's centre network; c. are not subject to adverse amenity impacts or risk to health; d. do not constrain the operations of industrial activities. <p>Note - A Hazard and Nuisance Mitigation Plan may be required to be submitted to justify compliance with this outcome.</p> <p>Note - The Road hierarchy is mapped on Overlay map - Road hierarchy</p>	<p>No example provided.</p>
<p>PO69</p> <p>Traffic generated by non-industrial uses does not detrimentally impact upon the operation and functionality of the receiving road network.</p>	<p>No example provided.</p>

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<p>PO70</p> <p>The design of non-industrial buildings in the precinct:</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. contribute to a safe environment (e.g. through the use of lighting and avoiding concealed recesses or potential entrapment areas); c. incorporate architectural features within the building facade at the street level to create human scale (e.g. awnings). d. are adaptable for future alternative industry uses. 	<p>No example provided.</p>
<p>PO71</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>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.</p>	<p>E71.1</p> <p>The main entrance to the building is clearly visible from and addresses the primary street frontage.</p> <hr/> <p>E71.2</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>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO72</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>E72.1</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. <hr/> <p>E72.2</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>PO73</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E73</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>PO74</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>E74</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>PO75</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>E75.1</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>E75.2</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>PO76</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>E76</p> <p>A minimum area 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>PO77</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E77</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>

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<p>PO78</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>E78.1</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> <hr/> <p>E78.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <hr/> <p>E78.3</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. <hr/> <p>E78.4</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>E78.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <hr/> <p>E78.6</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>PO79</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>E79</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>PO80</p>	<p>E80</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>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>PO81</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>E81</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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 	

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- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO82

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO83

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;

No example provided.

<ul style="list-style-type: none"> c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
Vegetation clearing and habitat protection	
<p>PO84</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO85</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ul style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	No example provided.
<p>PO86</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO87</p> <p>Development does not:</p>	No example provided.

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<ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	
<p>Vegetation clearing and water quality</p>	
<p>PO88</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO89</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO90</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO91</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 	<p>No example provided.</p>

<p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO92</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO93</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO94</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E94</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO95</p> <p>Development:</p> <ol style="list-style-type: none"> does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; is compatible with the operation of an Extractive industry⁽²⁷⁾; does not comprise or undermine the function and integrity of the separation area in providing a buffer 	<p>E95</p> <p>Development within the separation area does not include the following activities:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾;

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<p>between key extractive and processing activities and sensitive, incompatible uses outside the separation area.</p>	<p>f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.</p>
<p>PO96</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E96</p> <p>All habitable rooms within the separation area are:</p> <p>a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.</p>
<p>PO97</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E97</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO98</p> <p>Development:</p> <p>a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;</p> <p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <p>i. locating the furthest distance possible from the transportation route;</p> <p>ii. habitable rooms being located the furthest from the transportation route;</p> <p>iii. shielding and screening private outdoor recreation space from the transportation routes.</p>	<p>E98</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <p>a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone;</p> <p>b. Community residence⁽¹⁶⁾;</p> <p>c. Dual occupancy⁽²¹⁾;</p> <p>d. Dwelling house⁽²²⁾;</p> <p>e. Dwelling unit⁽²³⁾;</p> <p>f. Hospital⁽³⁶⁾;</p> <p>g. Rooming accommodation⁽⁶⁹⁾;</p> <p>h. Multiple dwelling⁽⁴⁹⁾;</p> <p>i. Non-resident workforce accommodation⁽⁵²⁾;</p> <p>j. Relocatable home park⁽⁶²⁾;</p> <p>k. Residential care facility⁽⁶⁵⁾;</p> <p>l. Resort complex⁽⁶⁶⁾;</p> <p>m. Retirement facility⁽⁶⁷⁾;</p> <p>n. Rural workers' accommodation⁽⁷¹⁾;</p> <p>o. Short-term accommodation⁽⁷⁷⁾;</p> <p>p. Tourist park⁽⁸⁴⁾.</p>
<p>PO99</p>	<p>E99.1</p>

<p>Development:</p> <ol style="list-style-type: none"> does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E99.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO100</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>E100</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>PO101</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>

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<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>PO102</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>PO103</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E103</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO104</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E104</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO105</p>	<p>E105</p>

<p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO106</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E106</p> <p>Habitable rooms:</p> <ol style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO107</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>PO108</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>	<p>E108</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>

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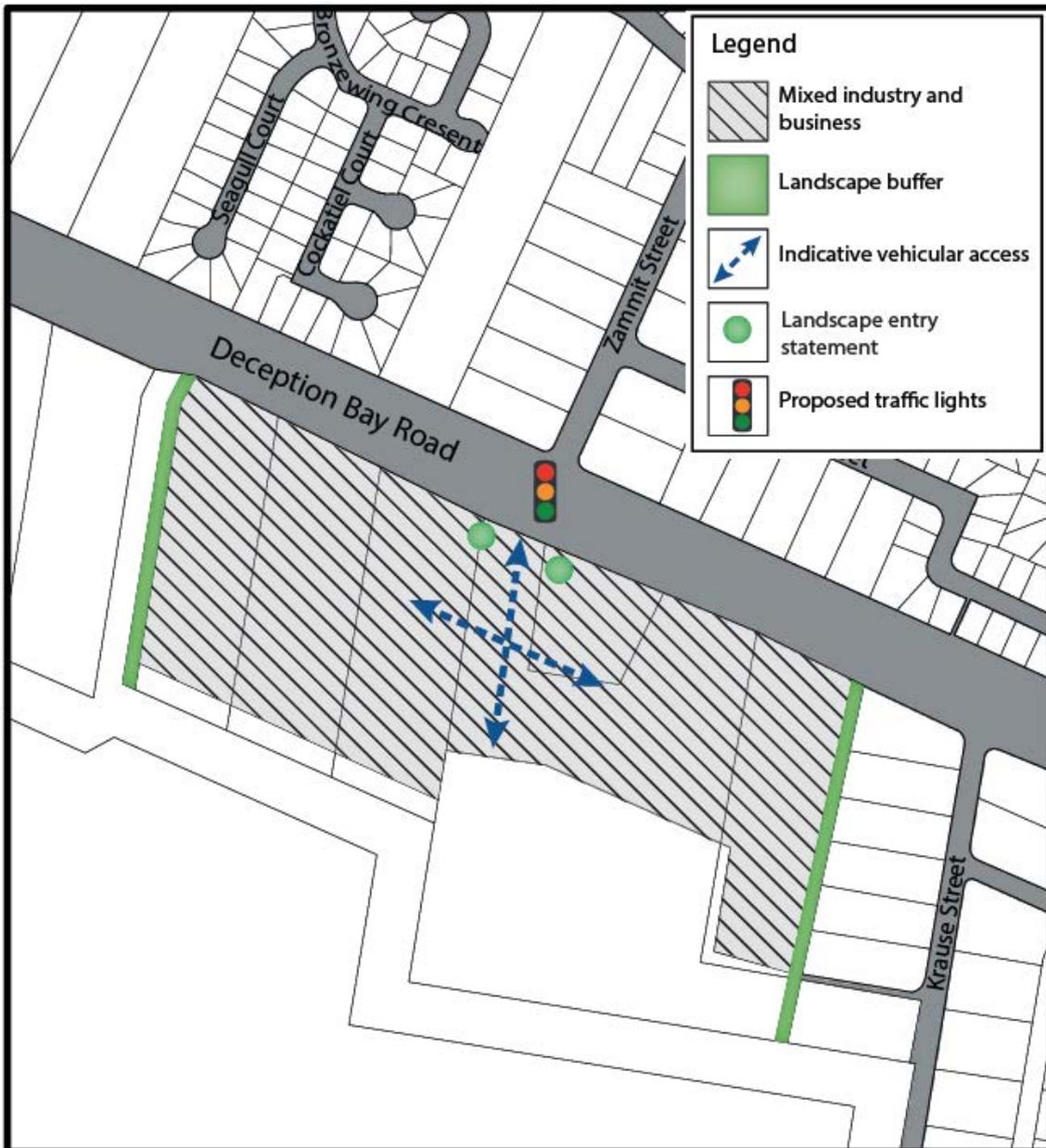
<ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	
<p>PO109</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E109</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO110</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>PO111</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>No example provided.</p>

<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO112</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>PO113</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>E113</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>PO114</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>E114</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>PO115</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>E115.1</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>E115.2</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>PO116</p>	<p>No example provided.</p>

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<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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO117</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>E117</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>Riparian and wetland setbacks</p>	
<p>PO118</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E118</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

Figure - Deception Bay Road Mixed Industry and Business



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6.2.7.2 Light industry precinct

6.2.7.2.1 Purpose - Light industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Light industry precinct:
 - a. A range of industrial activities are established in the precinct which are of a low intensity and scale, with minimal off-site impacts and no adverse impacts on surrounding sensitive land uses.
 - b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - c. Industrial activities which involve a high level of contact with the general public are located along arterial, sub-arterial and collector roads.
 - d. Industrial 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 nearby non-industrial uses.
 - e. Development has access to infrastructure and essential services and convenient access to major transport routes.
 - f. Non-industrial uses occurring in the precinct:
 - i. Do not compromise or constrain the operation or viability of existing or future industrial activities;
 - ii. Are subordinate in function and scale to all centres within the region;
 - iii. Do not undermine the viability of existing or future centres or neighbourhood hubs;
 - iv. Are consolidated to minimise adverse impacts on the efficient functioning of industrial activities;
 - v. Provide a convenience service or support role to industries and employees in the precinct; or
 - vi. Where not providing a convenience service or support role, development:
 - A. Is located on a district collector, sub-arterial or arterial road;
 - B. Does not generate large amounts of vehicle traffic during operating hours of industry;
 - C. Cannot reasonably be located within a zone suited to the type of development
 - g. Development is designed to incorporate sustainable practices, including water sensitive design and energy efficient building design.
 - h. 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.
 - i. Special industry⁽⁷⁹⁾ does not occur within the precinct.
 - j. The continued operation of Places of worship⁽⁶⁰⁾ and Medium impact industries⁽⁴⁷⁾ that were lawfully established at commencement is supported. Any extensions to these uses need to satisfy the outcomes of this code.

- k. With the exception of Caretaker's accommodation⁽¹⁰⁾, sensitive land uses do not occur within the precinct.
- l. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

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- v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.
- q. Development in the Light industry 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⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ 	<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ (where for technical and trade related education only) • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ (where not exceeding 100m² GFA) • Hardware and trade supplies⁽³²⁾ • Low impact industry⁽⁴²⁾ 	<ul style="list-style-type: none"> • Medium Impact Industry⁽⁴⁷⁾ (if 250m or greater from a sensitive zone) • Outdoor sales⁽⁵⁴⁾ • Research and technology industry⁽⁶⁴⁾ • Sales office⁽⁷²⁾ • Service Industry • Service station⁽⁷⁴⁾ • Warehouse⁽⁸⁸⁾
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- r. Development in the Light industry precinct does not include any of the following:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ 	<ul style="list-style-type: none"> • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ (where exceeding 100m² GFA) 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Relocatable home park⁽⁶²⁾
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<ul style="list-style-type: none"> • 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⁾ 	<ul style="list-style-type: none"> • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming Accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Shopping Centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Special Industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾ • Winery⁽⁹⁰⁾
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- s. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

6.2.7.2.2 Criteria for assessable development

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 6.2.7.2.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Part C—Criteria for assessable development - Light industry precinct

Table 6.2.7.2.1 Assessable development - Light industry precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Site cover	
PO1	No example provided.

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Site cover is limited to a proportion of a site that ensures:</p> <ul style="list-style-type: none"> a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximise the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaping are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site. 	
Building height	
<p>PO2</p> <p>The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on nearby sensitive land uses and zones.</p>	<p>E2</p> <p>Building height does not exceed the maximum height identified on Overlay 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; d. Provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway. 	<p>E3</p> <p>Buildings maintain a minimum setback of:</p> <ul style="list-style-type: none"> a. 6m to the primary frontage (other than the Bruce Highway); b. 3m to the secondary frontage; c. 10m to a boundary adjoining the Bruce Highway.
<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 general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development with a mature height of at least 3m.</p>

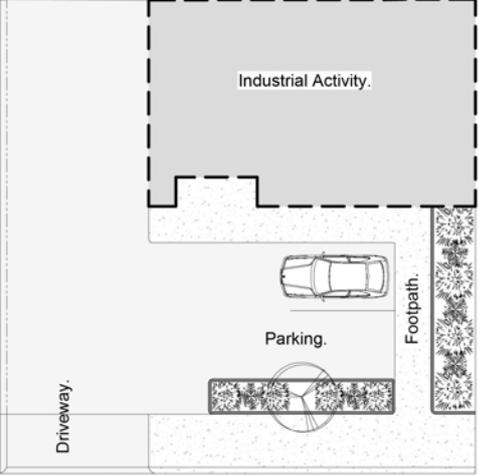
Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<p>Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.</p>
Building appearance and design	
<p>PO5</p> <p>Where fronting a district collector, sub-arterial or arterial road, or visible from a Park⁽⁵⁷⁾, or a centre zoned lot, buildings provide a high level of architectural design which adds visual interest to the streetscape and reduces the perceived bulk of the building, 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>Note - The road hierarchy is mapped on Overlay map - Road hierarchy</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	<p>No example provided.</p>
<p>PO6</p> <p>Buildings on highly visible corner allotments:</p> <ol style="list-style-type: none"> address both frontages; 	<p>No example provided.</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>b. contain building openings facing both frontages;</p> <p>c. do not present blank unarticulated walls to either frontage.</p> <p>Note - The following example illustrates an acceptable design response to this outcome.</p> 	
Staff recreation area	
<p>PO7</p> <p>Staff are provided with adequate and amenable break/dining facilities to suit the nature of the activities on-site.</p>	<p>E7</p> <p>Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that:</p> <ol style="list-style-type: none"> Includes adequate seating, tables and rubbish bins for the number of staff onsite; 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.
Landscaping	
<p>PO8</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; 	<p>E8</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>b. complement the existing or desired streetscape;</p> <p>c. minimise the impact of industrial development on adjoining lots not zoned for industrial purposes.</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, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.</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>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
 <p>The diagram illustrates a site layout. At the top is a grey-shaded area labeled 'Industrial Activity' enclosed by a dashed line. Below it is a 'Parking' area containing a car icon and a bicycle icon. To the right of the parking area is a 'Footpath' with a tree icon. To the left is a 'Driveway' area.</p>	<p>The public access is separated from industrial service areas.</p>
Movement network	
<p>PO</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.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</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>	<p>E12</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul 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>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>PO13</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>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> <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</p>

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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>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>E13.3</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>E13.4</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 1541 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> <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</td> <td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1</td> <td>1, plus 1 for every 60 bicycle parking spaces</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	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	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1
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																													
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Performance outcomes	Examples that achieve aspects of the Performance Outcomes						
	<table border="1" data-bbox="810 293 1468 421"> <tr> <td data-bbox="810 293 906 421"></td> <td data-bbox="908 293 989 421"></td> <td data-bbox="991 293 1072 421"></td> <td data-bbox="1074 293 1185 421">provided thereafter</td> <td data-bbox="1187 293 1342 421">closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td data-bbox="1343 293 1468 421">provided thereafter</td> </tr> </table> <p data-bbox="823 459 1455 510">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="823 535 1455 586">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="810 656 1468 875">d. are provided with:</p> <ul style="list-style-type: none"> <li data-bbox="874 712 1422 741">i. a mirror located above each wash basin; <li data-bbox="874 748 1468 808">ii. a hook and bench seating within each shower compartment; <li data-bbox="874 815 1468 875">iii. a socket-outlet located adjacent to each wash basin. <p data-bbox="823 945 1455 1043">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="823 1099 1455 1279">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>				provided thereafter	closet pan or 1 urinal for every 60 bicycle space provided thereafter	provided thereafter
			provided thereafter	closet pan or 1 urinal for every 60 bicycle space provided thereafter	provided thereafter		
Loading and servicing							
<p data-bbox="124 1406 197 1435">PO14</p> <p data-bbox="124 1462 785 1588">Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads.</p> <p data-bbox="137 1632 759 1706">Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	<p data-bbox="810 1406 1070 1435">No example provided.</p>						
Waste							
<p data-bbox="124 1839 197 1868">PO15</p> <p data-bbox="124 1895 778 2020">Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste. area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p data-bbox="810 1839 1126 1868">No example provided: E15</p> <p data-bbox="810 1895 1468 1991">Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>						
Environmental impacts							

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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 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>PO18</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 performance outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO19</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>E19.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise</p> <p>E19.2</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)

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<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> <ul style="list-style-type: none"> 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 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Note - Terms used in this section are defined in 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO20</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>E20.1</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 E21.1 (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>E20.2</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<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 E21.2 (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>E20.3</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 E21.3 (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>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO21</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>E21</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>PO22</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>E22</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>PO23</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>E23.1</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"> 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.
	<p>E23.2</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>Emissions into Brisbane operational airspace</p>	
<p>PO24</p> <p>Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport’s operational airspace.</p> <p>Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport’s operational airspace.</p>	<p>E24.1</p> <p>Development does not emit a gaseous plume into the airport’s operational airspace at a velocity exceeding 4.3m per second.</p>
	<p>E24.2</p> <p>Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</p>
<p>Clearing of habitat trees where not located within the Environmental areas overlay map</p>	

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO25</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO26</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E26</p> <p>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>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 network.</p>
	<p>E28.2</p>

	Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO29 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	E29 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.
PO30 The development is provided with constructed and dedicated road access.	No example provided.

Access	
PO31 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO32 The layout of the development does not compromise: 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. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	E32.1 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E32.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E32.3 The lot development layout allows forward vehicular access to and from the site.
	E32.4 Vehicle access is not permitted via Foster Road for lots located in the Burpengary East Light industry precinct, as per Figure - Burpengary East Light Industry Access Restriction.
PO33	E33.1

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<p>Safe access is provided for all vehicles required to access the site.</p>	<p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRroads 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, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 ; Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 ; Service vehicle requirements.</p>

	<p>E</p> <p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p> <p>Note - Pavements are to be designed by an RPEQ.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout

<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <p>a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network;</p>	<p>No example provided</p>
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<ul style="list-style-type: none"> b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO34</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <ul 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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p>	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>	<p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <hr/> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. c. Where the through road provides an arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; d. Walkable block perimeter does not exceed 1000 metres. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p>

	<p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>									
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 808 1465 1608"> <thead> <tr> <th data-bbox="810 808 1137 869">Situation</th> <th data-bbox="1137 808 1465 869">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 869 1137 987">Frontage road unconstructed or gravel road only;</td> <td data-bbox="1137 869 1465 1328" rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:</td> </tr> <tr> <td data-bbox="810 987 1137 1032">OR</td> </tr> <tr> <td data-bbox="810 1032 1137 1238">Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td data-bbox="810 1238 1137 1283">OR</td> <td data-bbox="1137 1328 1465 1608" rowspan="2"></td> </tr> <tr> <td data-bbox="810 1283 1137 1608">Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR		Frontage road partially constructed* to Planning scheme policy - Integrated design standard.
Situation	Minimum construction									
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:									
OR										
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;										
OR										
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.										

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	<p>existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p>	<p>E</p>

<p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO35</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</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 achievement of this performance outcome.</p>	<p>No example provided.</p>
<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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p> <p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p>	<p>No example provided.</p>

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<p>b. results in 6 or more dwellings; or</p> <p>c. results in an impervious area greater than 25% of the net developable area,</p> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>									
<p>PO38</p> <p>Easements for drainage purposes are provided over:</p> <p>a. stormwater pipes located in 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.</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1111 1465 1637"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

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"> 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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>E40.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties. <p>E40.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E40.3</p>

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	<p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO41</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</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> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO42</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<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 development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<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>PO42</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<p>E42.3</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>E</p>

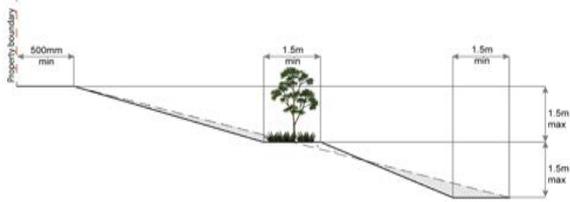
<p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO43</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>

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<p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	
<p>PO44</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E44.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E44.2</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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,</p>	<p>No example provided.</p>

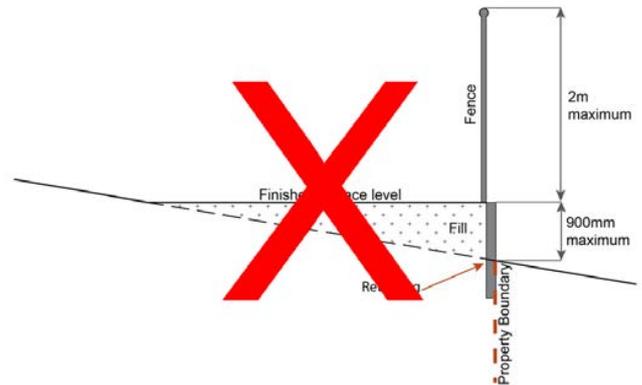
<p>the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	
Earthworks	
<p>PO46</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: 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 fill 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 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>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E46.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E46.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E46.6</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>PO47</p>	<p>E47</p>

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<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>PO48</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E48.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <hr/> <p>E48.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO49</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO50</p> <p>Development Filling or excavation does not result in:</p>	<p>No example provided.</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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	
<p>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <p>a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or</p> <p>b. redirect stormwater surface flow away from existing flow paths; or</p> <p>c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:</p> <p>i. concentrates the flow; or</p> <p>ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or</p> <p>iii. causes actionable nuisance to any person, property or premises.</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>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E51</p> <p>Earth retaining structures:-</p> <p>a. are not constructed of boulder rocks or timber;</p> <p>b. where height is no greater than 900mm, are provided in accordance with Figure -- Retaining on a boundary;</p> <p style="text-align: center;">Figure -- Retaining on boundary</p>

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- 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

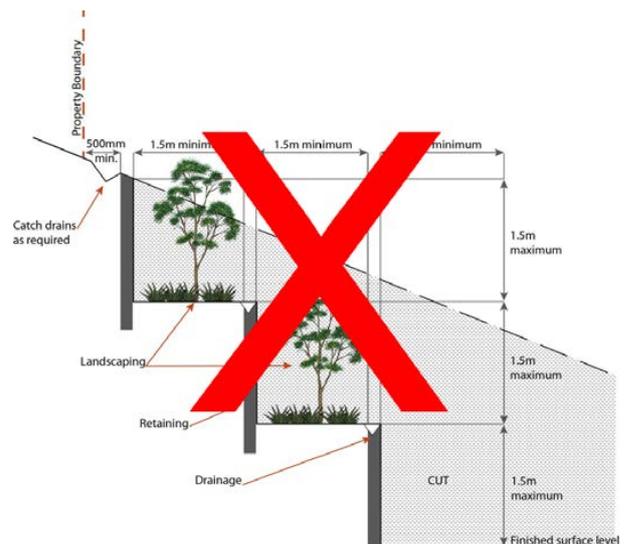
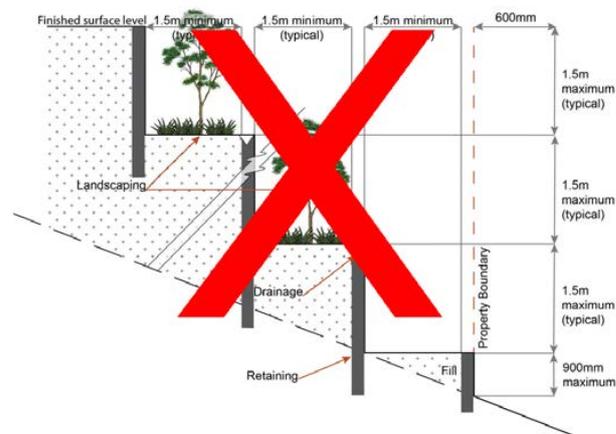


Figure -- Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
- i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

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	<p style="text-align: center;">Figure - Filling or Excavation</p>
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>

Table 6.2.7.2.2

<p>Fire Services</p> <p>Note - The provisions under this heading only apply if:</p> <ol style="list-style-type: none"> the development is for, or incorporates: <ol style="list-style-type: none"> reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials.
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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.

PO52

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.

E52.1

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.

E52.2

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.

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	<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>
<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 fire fighting 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>

	Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Industrial land 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 region's 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-industrial zoned 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. 	No example provided.
<p>PO57</p> <p>Medium impact industry⁽⁴⁷⁾ uses only establish in the precinct where:</p> <ol style="list-style-type: none"> buildings and activities are located at least 250m from a sensitive land use or sensitive zone; not constraining the function or viability of existing or future uses in the precinct; not adversely affecting the amenity, health or safety of employees and visitors of the surrounding uses; not adversely affecting the amenity, health or safety of nearby sensitive land uses. <p>Note - Separation distances are to be measured in a straight line, in accordance with the State policy.</p>	No example provided.
PO58	No example provided.

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<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>Caretaker's accommodation⁽¹⁰⁾</p>	
<p>PO59</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>E59</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 Schedule 7 - Car parking.
<p>Sales office⁽⁷²⁾</p>	
<p>PO60</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E60</p> <p>A Sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
<p>Home based business⁽³⁵⁾</p>	
<p>PO61</p> <p>Home based business(s)⁽³⁵⁾:</p> <ol style="list-style-type: none"> is subordinate in size and function to the primary use on the site being residential; are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding area; are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents. 	<p>No example provided.</p>

<p>PO62</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> <ol style="list-style-type: none"> the display and sale of goods being viewed from outside of the site; overall development on the site having a predominantly commercial appearance. 	<p>E62.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p>
	<p>E62.2</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>
Other Non-industrial land uses	
<p>PO63</p> <p>Showrooms⁽⁷⁸⁾ are limited to:</p> <ol style="list-style-type: none"> Lots with frontages to district collectors, sub-arterial and arterial roads; Industry and trade related product lines; A gross floor area of 500m² <p>Note - Industry and trade related products are considered to be products used by the industry and trades in creating an end product. Example may include:</p> <ul style="list-style-type: none"> Kitchen and bathroom showrooms⁽⁷⁸⁾ (i.e. Fixtures, plumbing supplies, bench tops, etc) Flooring showrooms⁽⁷⁸⁾ (i.e. Tiles, carpet, hardwood flooring supplies) Electrical showrooms⁽⁷⁸⁾ Building and construction products 	<p>No example provided.</p>
<p>PO64</p> <p>Food and Drink Outlets⁽²⁸⁾ are limited to a gross floor area of 100m².</p>	<p>No example provided.</p>
<p>PO65</p> <p>With the exception of Caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the precinct.</p>	<p>No example provided.</p>
<p>PO66</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 centre network; 	<p>No example provided.</p>

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<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 existing or future industrial activities in the surrounding area.</p> <p>Note - The submission of a Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome.</p>	
<p>PO67</p> <p>Where located on a local collector or access street, non-industrial uses provide only direct convenience or support services to the industrial workforce.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy</p>	<p>No example provided.</p>
<p>PO68</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>PO69</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>	<p>No example provided.</p>
<p>PO70</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>E70.1</p> <p>The main entrance to the building is clearly visible from and addresses the primary street frontage.</p> <hr/> <p>E70.2</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>

<p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.</p>	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO71</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>E71.1</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>E71.2</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>PO72</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E72</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>PO73</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>E73</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>PO74</p>	<p>E74.1</p>

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<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>PO75</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>E74.2</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>PO76</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E75</p> <p>A minimum area 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>PO77</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>E76</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>E77.1</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>E77.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E77.3</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>E77.4</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>E77.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
<p>PO78</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>E77.6</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>PO79</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>E78</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>E79</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>PO80</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p>	<p>E80</p> <p>Development does not involve:</p>

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<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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO81</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ul style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area 	<p>No example provided.</p>

<p>and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO82</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO83</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO84</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p>	No example provided.

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<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO85</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO86</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO87</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO88</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	

<p>PO89</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO90</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO91</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO92</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>

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

Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.

<p>PO93</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E93</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO94</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E94</p> <p>Development within the separation area does not include the following activities:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO95</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E95</p> <p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>PO96</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E96</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<h3>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</h3>	
<p>PO97</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being 	<p>E97</p> <p>The following uses are not located within the 100m wide transport route buffer:</p>

<p>subject to the adverse effects from the transportation route;</p> <p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <ol style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO98</p> <p>Development:</p> <ol style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E98.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E98.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria 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>	
<p>PO99</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>E99</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>

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<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>PO100</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>PO101</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>PO102</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E102</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO103</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E103</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾;

	<ul style="list-style-type: none"> d. Dwelling house⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO104</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E104</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO105</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 a noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No example provided.</p>
<p>PO106</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; 	<p>E106</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>

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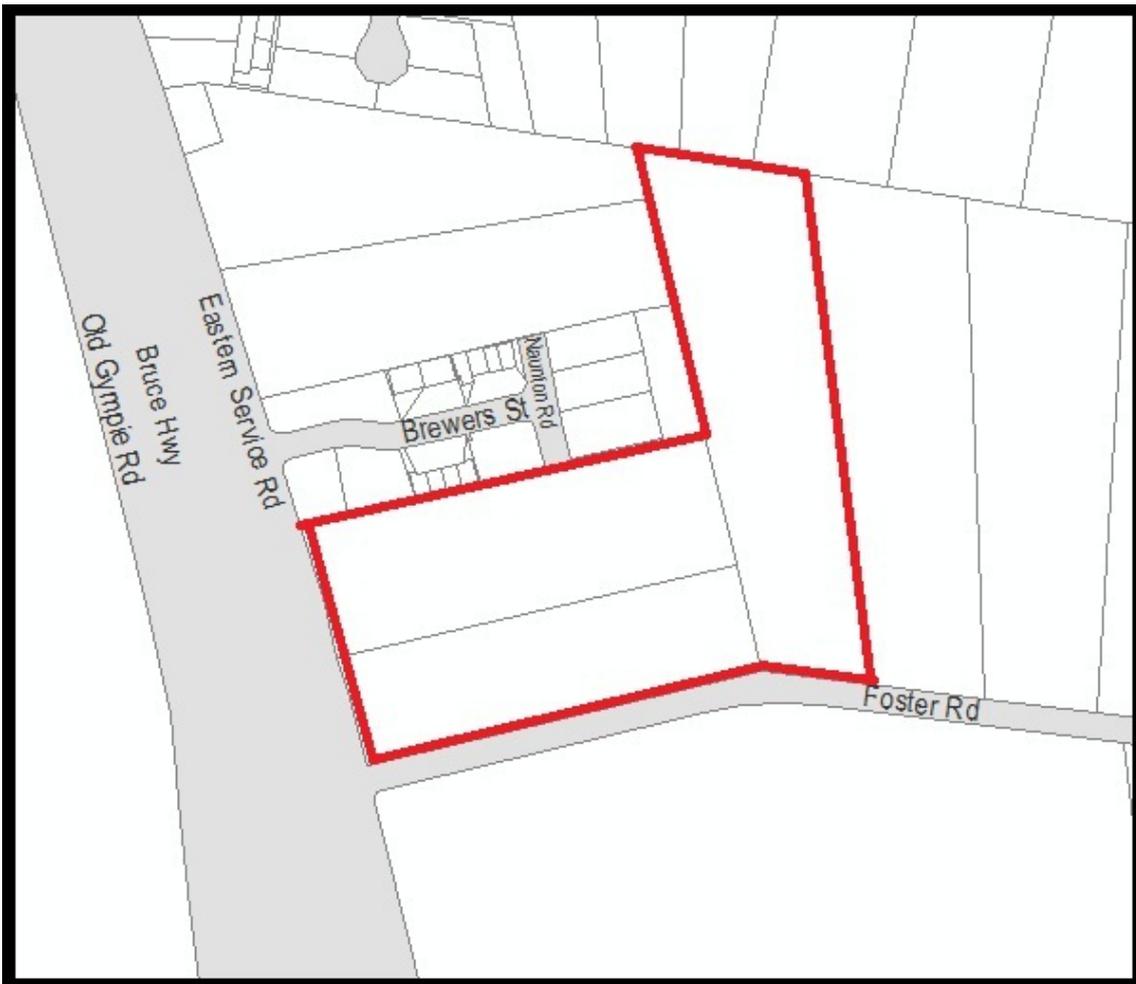
<ul style="list-style-type: none"> b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	
<p>PO107</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E107</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO108</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>PO109</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>PO110</p>	<p>No example provided.</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>PO111</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>E111</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>PO112</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>E112</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>PO113</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>E113.1</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>E113.2</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>PO114</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; 	<p>No example provided.</p>

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<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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO115</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>E115</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>Riparian and wetland setbacks</p>	
<p>PO116</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <p>a. impact on fauna habitats;</p> <p>b. impact on wildlife corridors and connectivity;</p> <p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>E116</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p> <p>b. 30m from top of bank for W2 waterway and drainage line</p> <p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

Figure - Burpengary east Light Industry Precinct



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6.2.7.3 General industry precinct

6.2.7.3.1 Purpose - General industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the General industry precinct:
 - a. A range of industrial uses and supporting activities are established which are of a scale or intensity where the possibility of adverse impacts on sensitive receptors requires a location sufficiently buffered from incompatible activities.
 - b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - c. Development is 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.
 - d. Development has access to infrastructure and essential services and convenient access to major transport routes.
 - e. Development is designed to incorporate sustainable practices where possible, including water sensitive design and energy efficient building design.
 - f. 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.
 - g. Non-industrial uses occurring in the precinct:
 - i. Do not compromise or constrain the operation or viability of existing or future industrial activities;
 - ii. Are subordinate in function and scale to all centres within the region;
 - iii. Do not undermine the viability of existing or future centres or neighbourhood hubs;
 - iv. Are consolidated to minimize adverse impacts on the efficient functioning of industrial activities;
 - v. Provide a convenience service or support roll to industries and employees within the precinct only.

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.

- h. Low impact industry⁽⁴²⁾, Service industry⁽⁷³⁾ and Warehouse⁽⁸⁸⁾ activities:
 - i. provide a supporting function to industries in the precinct, or are of a scale and intensity where the off-site impacts of the activity are similar to that of Medium impact industry⁽⁴⁷⁾;
 - ii. are not detrimentally affected by the operations of existing or future industrial activities in the precinct;
 - iii. do not compromise the operations of existing or future industrial activities in the precinct.
- i. High impact industry⁽³⁴⁾ activities only establish in the precinct where:

- i. there is a minimum separation distance of 500m from an existing or approved sensitive land use or sensitive zone;
 - ii. it can be demonstrated that the use will operate without adverse impacts on the surrounding area.
- j. Special industry⁽⁷⁹⁾ does not establish within the precinct.
- k. Stand alone Offices do not establish within the precinct;
- l. Sensitive land uses, including all forms of residential development, do not occur within the precinct.
- 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- n. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, dust, electromagnetic interference, 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;

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- vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
- vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

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

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Animal husbandry⁽⁴⁾ • Bulk landscape supplies⁽⁹⁾ • Caretaker's accommodation⁽¹⁰⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ (where does not exceed 100m² GFA) • Medium impact industry⁽⁴⁷⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ • Sales office⁽⁷²⁾ • Warehouse⁽⁸⁸⁾
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- s. Development in the General industry precinct does not include any of the following:

<ul style="list-style-type: none"> • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • 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⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Relocatable home park⁽⁶²⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Short-term accommodation⁽⁷⁷⁾
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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"> • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵¹⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- t. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

6.2.7.3.2 Criteria for assessable development

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 6.2.7.3.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Part D—Criteria for assessable development - General industry precinct

Table 6.2.7.3.1 Assessable development - General industry precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Site cover	
<p>PO1</p> <p>Site cover is limited to a proportion of a site that ensures:</p> <p>a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use;</p> <p>b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site;</p>	No example provided.

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<ul style="list-style-type: none"> c. setbacks to boundaries maximise the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaping are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site. 	
Building height	
<p>PO2</p> <p>The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on surrounding sensitive land uses and zones.</p>	<p>E2</p> <p>Building height does not exceed the maximum height identified on Overlay 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; d. Provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway. 	<p>E3</p> <p>Buildings maintain a minimum setback of :</p> <ul style="list-style-type: none"> a. 6m to the street frontage (other than the Bruce Highway); b. 3m to the secondary street frontage; c. 10m to a boundary adjoining the Bruce Highway.
<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 general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development 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>Where fronting an district collector, sub-arterial or arterial road, or visible from a Park⁽⁵⁷⁾, or a Centre zoned lot, buildings provide a high level of architectural design which adds visual interest to the streetscape and reduces the perceived bulk of the building, by incorporating:</p> <ul style="list-style-type: none"> a. a range of building materials, colours and features; 	<p>No example provided.</p>

- b. facade articulation along street frontages;
- c. design features to promote customer entry points;
- d. materials that are not highly reflective.

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

Note - The following examples illustrate an acceptable design response to this outcome.



Staff recreation

PO6

Staff are provided with adequate and amenable break/dining facilities to suit the nature of the activities on-site.

E6

Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that:

- a. Includes adequate seating, tables and rubbish bins for the number of staff on-site;
- 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.

Landscaping

PO7

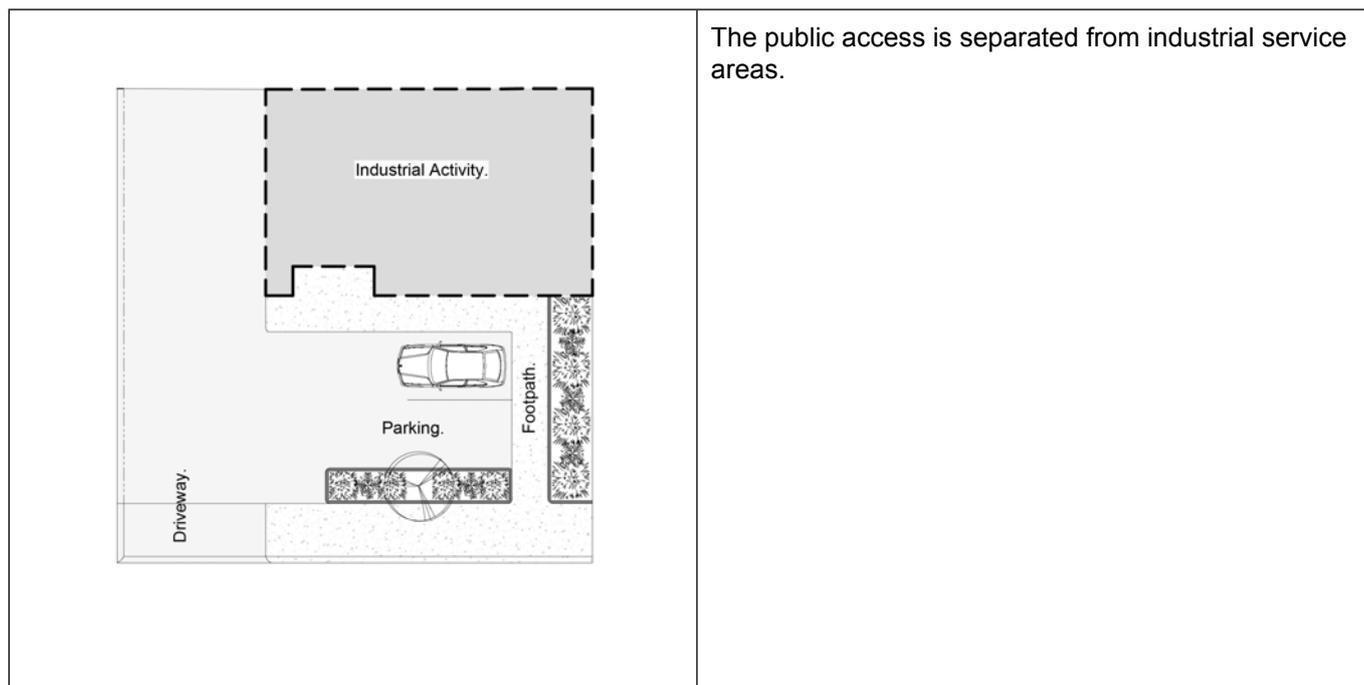
Landscaping is provided on the site to:

E7

Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.

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<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 zoned for industrial purposes. 	
Fencing	
<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, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.</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>



The public access is separated from industrial service areas.

Movement network

PO

Development maintains, contributes to or provides for interconnected street, pedestrian and cyclist networks.

Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.

E

Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.

E

For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.

Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.

Car parking

PO10

Car parking is provided on-site to meet the anticipated demands of employees and visitors and avoid adverse impacts on the external road network.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.

E10

Car parking is provided in accordance with Schedule 7 - Car parking.

PO11

The design of car parking areas:

- a. does not impact on the safety of the external road network;

E11

All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 **Parking facilities Part 1: Off-street car parking**.

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<ul style="list-style-type: none"> b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site. 	
<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> <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>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</p>	<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> <hr/> <p>E12.2</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>E12.3</p>

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.

For non-residential uses, storage lockers:

- 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.

E12.4

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).

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	<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>PO13</p> <p>Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads.</p> <p>Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	<p>No example provided.</p>
Waste	
<p>PO14</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy - Waste. area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided: E14</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</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>E16</p>

<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>
Noise	
<p>PO17</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 outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO18</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>E18.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E18.2</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>

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Hazardous Chemicals

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

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

PO19

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

zones.

E19.1

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

Dangerous Dose

- a. For any hazard scenario involving the release of gases or vapours:
 - i. AEGL2 (60minutes) or if not available ERPG2;
 - ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure.
- b. For any hazard scenario involving fire or explosion:
 - i. 7kPa overpressure;
 - ii. 4.7kW/m2 heat radiation.

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.

E19.2

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

Dangerous Dose

- a. For any hazard scenario involving the release of gases or vapours:
 - i. AEGL2 (60minutes) or if not available ERPG2;
 - 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 x 10⁻⁶/year.</p> <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>E22.1</p>

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<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>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"> 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.
	<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>
<p>Emissions into Brisbane operational airspace</p>	
<p>PO23</p> <p>Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace.</p> <p>Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.</p>	<p>E23.1</p> <p>Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.</p>
	<p>E23.2</p> <p>Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</p>
<p>Clearing of habitat trees where not located within the Environmental areas overlay map</p>	
<p>PO24</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>No example provided.</p>

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

Table 6.2.7.3.2

Works criteria	
Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.
<p>PO25</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	E25 Development is connected to underground electricity.
<p>PO26</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	No example provided.
<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>	E27.1 Where in a sewered area, the development is connected to a reticulated sewerage network.
	E27.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
<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>	E28 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>PO29</p> <p>The development is provided with constructed and dedicated road access.</p>	No example provided.

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Access	
<p>PO30</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<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 mapped on Overlay map - Road hierarchy.</p>	<p>E31.1</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>E31.2</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>E31.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO32</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E32.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> Planning scheme policy - Integrated design; Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; Planning scheme policy - Integrated design; Schedule 8 - Service vehicle requirements; Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austr roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

	<p>E32.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p> <p>Note - Pavements are to be designed by an RPEQ.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p>	<p>E</p>

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<p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p> <p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>
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Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>

<p>PO</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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy:</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; 	<p>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function; <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function;

	<ul style="list-style-type: none"> i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>					
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1758 1465 2038"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width</td> </tr> <tr> <td>OR</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width	OR
Situation	Minimum construction					
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width					
OR						

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<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="804 203 1134 745"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1139 203 1474 745"> <p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		

<h2>Stormwater</h2>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO34</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood</p>	<p>No example provided.</p>

6 Zones

<p>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>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 achievement of this performance outcome.</p>	<p>No example provided.</p>
<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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>
<p>PO37</p> <p>Easements for drainage purposes are provided over:</p>	<p>E</p> <p>No example provided.</p>

<p>a. stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 387 1468 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

Site works and construction management	
<p>PO38</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO39</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>E39.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p>

6 Zones

<p>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E39.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E39.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO40</p>	<p>E40</p>

<p>Dust suppression measures are implemented during soil disturbances and 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>PO41</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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> <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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

6 Zones

	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO42</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</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"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO43</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>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>

	<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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>	<p>No example provided.</p>
Earthworks	
<p>PO45</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>E45.1</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>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>

6 Zones

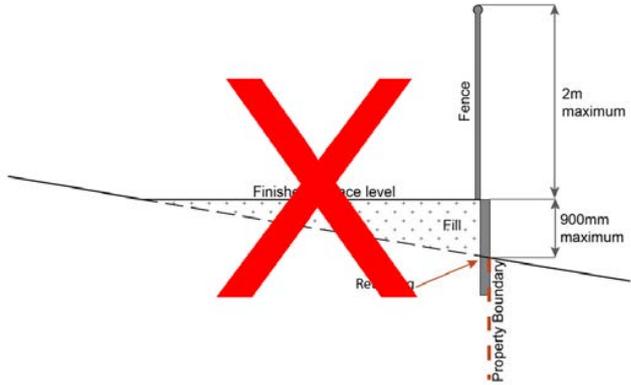
<p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p>Note – Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E45.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E45.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E45.6</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>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>
<p>PO47</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E47.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E47.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO48</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO49</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

6 Zones

<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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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>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E50</p> <p>Earth-retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <p>The diagram shows a cross-section of a retaining wall on a boundary. A large red 'X' is drawn over the wall, indicating that this type of construction is not permitted. The wall is 2m high and 900mm wide. Labels include 'Finish face level', 'Fill', 'Retaining', and 'Property Boundary'. A vertical dimension line indicates a height of '2m maximum' and another indicates a width of '900mm maximum'.</p> <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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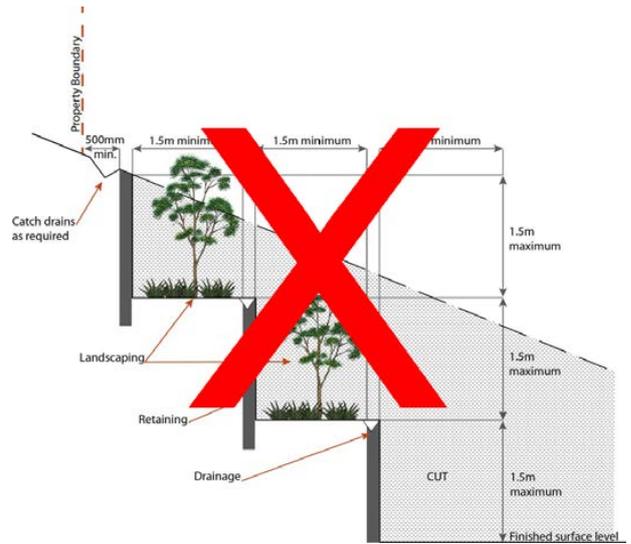
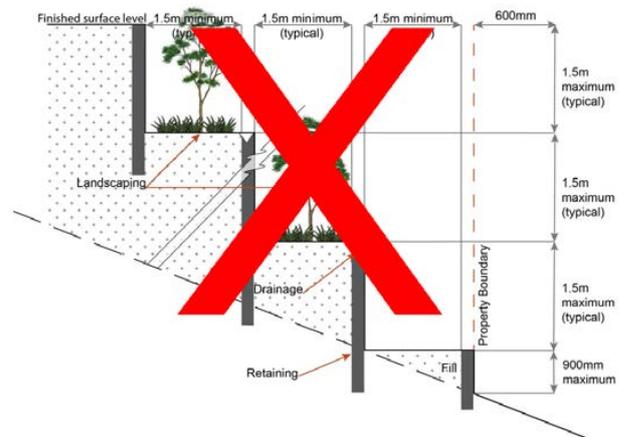


Figure--Fill



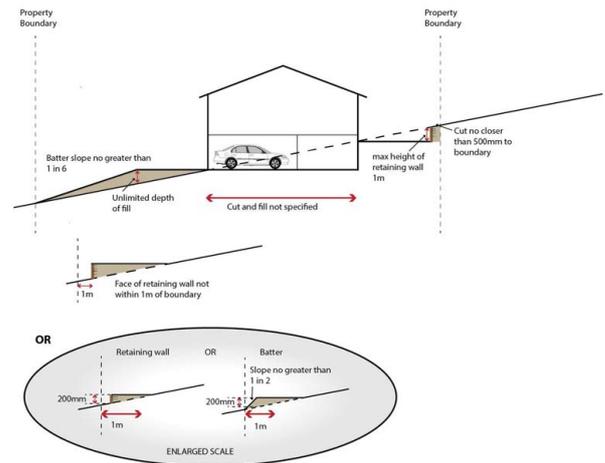
Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**
- OR**
- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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:

- 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.

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.

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:

- 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:
 - 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

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	<p>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> <hr/> <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> <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> <hr/> <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> <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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager’s office (where provided);</p> <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>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 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 20% of the GFA or 200m², whichever is the lesser.</p>
<p>PO55</p> <p>Ancillary retail or showroom⁽⁷⁸⁾ 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 centres network.</p>	<p>E55</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-industrial zoned land:</p> <p>a. are compatible with the character of the adjoining area;</p> <p>b. minimise overlooking and overshadowing;</p> <p>c. maintain privacy;</p> <p>d. do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation.</p>	<p>No example provided.</p>

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<p>PO57</p> <p>Low impact industry⁽⁴²⁾ or Service industry⁽⁷³⁾ activities:</p> <ul style="list-style-type: none"> a. are only located on the periphery of the precinct; b. are only located on Collector, Sub-arterial or Arterial roads; c. do not constrain the function or viability of existing and future industrial uses in the precinct; d. do not generate excessive non-industrial traffic. <p>Note - Refer to Overlay map - Road hierarchy for road classifications.</p>	<p>No example provided.</p>
<p>PO58</p> <p>High impact industry⁽³⁴⁾ activities:</p> <ul style="list-style-type: none"> a. are located at least 500m from a sensitive land use or sensitive zone; b. do not compromise the function or viability of existing and future industrial uses in the precinct; c. do not adversely impact on the amenity, health or safety of adjoining industrial workers or sensitive land uses. 	<p>No example provided.</p>
<p>PO59</p> <p>Non-industrial components of buildings (including offices and retail areas) are to be located at the road frontage to assist in activating the frontage and designed as high quality architectural features incorporating entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.</p>	<p>No example provided.</p>
<p>Home based business⁽³⁵⁾</p>	
<p>PO60</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 residential; 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. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding area; 	<p>No example provided.</p>

<p>d. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised;</p> <p>e. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.</p>	
<p>PO61</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> <p>a. the display and sale of goods being viewed from outside of the site;</p> <p>b. overall development on the site having a predominantly commercial appearance.</p>	<p>E61.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p>E61.2</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>
Caretaker's accommodation⁽¹⁰⁾	
<p>PO62</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>E62</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 Schedule 7 - Car parking.</p>
Sales office⁽⁷²⁾	
<p>PO63</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E63</p> <p>A Sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
Other Non-industrial uses	
<p>PO64</p> <p>With the exception of Caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the precinct.</p>	<p>No example provided.</p>
<p>PO65</p>	<p>No example provided.</p>

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<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 centres 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 Collector or Local roads. <p>Note - The submission of a Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome.</p> <p>Note - Refer to Overlay map - Road hierarchy for road classifications.</p>	
<p>PO66</p> <p>Traffic generated by non-industrial uses does not detrimentally impact upon the operation and functionality of the external road network.</p>	<p>No example provided.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO67</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>E67.1</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. <hr/> <p>E67.2</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>PO68</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E68</p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> do not create dead-ends or dark alleyways adjacent to the infrastructure;

	<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>PO69</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>E69</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>PO70</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>E70.1</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>E70.2</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>PO71</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>E71</p> <p>A minimum area 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>PO72</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E72</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>PO73</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p>	<p>E73.1</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>

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<p>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>	<p>E73.2 In all other areas towers do not exceed 35m in height.</p> <p>E73.3 Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <p>a. reduce recognition in the landscape; b. reduce glare and reflectivity.</p> <p>E73.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.</p> <p>E73.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E73.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO74 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.</p>	<p>E74 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>PO75 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>E75 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>	

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.

PO76

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.

E76

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.

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

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

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

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO77

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO78

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.

No example provided.

Vegetation clearing and habitat protection	
<p>PO79</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO80</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	No example provided.
<p>PO81</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO82</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO83</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p>	No example provided.

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<ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	
<p>PO84</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO85</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO86</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO87</p>	<p>No example provided.</p>

<p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO88</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO89</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E89</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO90</p> <p>Development:</p> <ol style="list-style-type: none"> does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; is compatible with the operation of an Extractive industry⁽²⁷⁾; does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E90</p> <p>Development within the separation area does not include the following activities:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾;

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	<ul style="list-style-type: none"> n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO91</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E91</p> <p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>PO92</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E92</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO93</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E93</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO94</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located 	<p>E94.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E94.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>

<p>to achieve a high degree of safety, having good visibility;</p> <p>c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.</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 heritage impact assessment report prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.</p> <p>Note - 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>PO95</p> <p>Development will:</p> <p>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> <p>b. protect the fabric and setting of the heritage site, object or building;</p> <p>c. be consistent with the form, scale and style of the heritage site, object or building;</p> <p>d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes;</p> <p>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</p> <p>f. retain public access where this is currently provided.</p>	<p>E95</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>PO96</p> <p>Demolition and removal is only considered where:</p> <p>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</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>No example provided.</p>
<p>PO97</p>	<p>No example provided.</p>

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<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>PO98</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E98</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO99</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E99</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾ Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO100</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E100</p> <p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾;

	<ul style="list-style-type: none"> f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO101</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E101</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO102</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 a noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No example provided.</p>
<p>PO103</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; 	<p>E103</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>

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<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 design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	
<p>PO104</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E104</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO105</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>PO106</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>PO107</p>	<p>No example provided.</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>PO108</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>E108</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>PO109</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>E109</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>PO110</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>E110.1</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>E110.2</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>PO111</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; 	<p>No example provided.</p>

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<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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO112</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>E112</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>Riparian and wetland setbacks</p>	
<p>PO113</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <p>a. impact on fauna habitats;</p> <p>b. impact on wildlife corridors and connectivity;</p> <p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>E113</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p> <p>b. 30m from top of bank for W2 waterway and drainage line</p> <p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

6.2.7.4 Restricted industry precinct

6.2.7.4.1 Purpose - Restricted industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Restricted industry precinct:
 - a. A range of industrial activities are established in the precinct which are of a scale and intensity where the potential of adverse impacts on sensitive receptors requires a location significantly separated from incompatible activities.
 - b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - c. Industrial development is 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.
 - d. Development has access to infrastructure and essential services and convenient access to major transport networks.
 - e. Development is designed to incorporate sustainable practices where possible, including water sensitive design and energy efficient building design.
 - f. Development achieves a high standard of industrial design and incorporates crime prevention through environmental design (CPTED) principles.
 - g. High impact industry⁽³⁴⁾ activities do not result in detriment or danger to other development in the locality.
 - h. Development that is able to be accommodated in other locations does not establish in this precinct and reduce the limited supply of land available in this precinct.
 - i. Special industry⁽⁷⁹⁾ does not establish within the precinct.
 - j. Extensions to existing Special industry⁽⁷⁹⁾ do not increase the scale and intensity of the use.
 - k. With the exception of Caretaker's accommodation⁽¹⁰⁾, sensitive land uses, including all forms of residential development, do not occur within the precinct.
 - l. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

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

• High impact industry ⁽³⁴⁾	• Medium impact industry ⁽⁴⁷⁾	• Research and technology industry ⁽⁶⁴⁾
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- r. Development in the Restricted industry 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⁾ • 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⁾ • Educational establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ 	<ul style="list-style-type: none"> • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ • 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⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Shop⁽⁷⁵⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- s. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

6.2.7.4.2 Criteria for assessable development

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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 6.2.7.4.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Part E—Criteria for assessable development - Restricted industry precinct

Table 6.2.7.4.1 Assessable development - Restricted industry precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Site cover	
<p>PO1</p> <p>Site cover is limited to a proportion of a site that ensures:</p> <ol style="list-style-type: none"> a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximise the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaping are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site. 	No example provided.
Building height	
<p>PO2</p> <p>The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on surrounding sensitive land uses and zones.</p>	<p>E2</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Setbacks	
<p>PO3</p> <p>Street boundary setbacks:</p> <ol 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; 	<p>E3</p> <p>Buildings maintain a minimum setback of :</p> <ol style="list-style-type: none"> a. 6m to the primary frontage (other than the Bruce Highway); b. 3m to the secondary frontage;

<p>c. allow for customer parking to be located at the front of the building;</p> <p>d. Provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway.</p>	<p>c. 5m to land not included in the Industry zone;</p> <p>d. 10m to a boundary adjoining the Bruce Highway.</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 general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development 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>Where fronting an arterial or sub-arterial road, or visible from a Park⁽⁵⁷⁾ or centre zoned lot, buildings provide a high level of architectural design which adds visual interest to the streetscape and reduces the perceived bulk of the building, by incorporating:</p> <p>a. a range of building materials, colours and features;</p> <p>b. facade articulation along street frontages;</p> <p>c. design features to promote customer entry points;</p> <p>d. materials that are not highly reflective.</p>	<p>No example provided.</p>
Staff recreation area	
<p>PO6</p> <p>Staff are provided with adequate and amenable break/dining facilities to suit the nature of the activities on-site.</p>	<p>E6</p> <p>Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that:</p> <p>a. Includes adequate seating, tables and rubbish bins for the number of staff on-site;</p> <p>b. is adequately protected from the weather;</p> <p>c. is safely accessible to all staff;</p> <p>d. is separate and private from public areas;</p> <p>e. is located away from a noisy or odorous activity.</p>
Landscaping	
<p>PO7</p>	<p>E7</p>

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<p>Landscaping is provided on-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 zoned for industrial purposes. 	<p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>
<p>Fencing</p>	
<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, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.</p>
<p>Public access</p>	
<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 diagram illustrates a site layout for industrial activity. A large grey-shaded area at the top is labeled 'Industrial Activity' and is enclosed by a dashed line. To the left of this area is a 'Driveway'. Below the industrial area is a 'Parking' lot containing a car icon. To the right of the parking lot is a 'Footpath' with a tree symbol. A circular area with a bicycle symbol is located between the parking lot and the footpath.</p>	<p>The public access is separated from industrial service areas.</p>
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Movement network

<p>PO</p> <p>Development maintains, contributes to or provides for interconnected street, pedestrian and cyclist networks.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.</p> <p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</p>
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Car parking

<p>PO10</p> <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>E10</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"> does not impact on the safety of the external road network; 	<p>E11</p> <p>All car parking areas are designed and constructed in accordance with AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>

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<ul style="list-style-type: none"> b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site. 	
<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> <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>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</p>	<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> <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> <p>E12.3</p>

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.

For non-residential uses, storage lockers:

- 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.

E12.4

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).

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	<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>PO13</p> <p>Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads.</p> <p>Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	<p>No example provided.</p>
Waste	
<p>PO14</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste: are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided: E14</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</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>E16</p>

<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>
Noise	
<p>PO17</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 outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No example provided.</p>
<p>PO18</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>E18.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E18.2</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>

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Hazardous Chemicals

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

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

PO19

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

zones.

E19.1

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

Dangerous Dose

- a. For any hazard scenario involving the release of gases or vapours:
 - i. AEGL2 (60minutes) or if not available ERPG2;
 - ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure.
- b. For any hazard scenario involving fire or explosion:
 - i. 7kPa overpressure;
 - ii. 4.7kW/m2 heat radiation.

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.

E19.2

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

Dangerous Dose

- a. For any hazard scenario involving the release of gases or vapours:
 - i. AEGL2 (60minutes) or if not available ERPG2;
 - 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> <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 50×10^{-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>E22.1</p>

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<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>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>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>
<p>Emissions into Brisbane operational airspace</p>	
<p>PO23</p> <p>Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace.</p> <p>Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace</p>	<p>E23.1</p> <p>Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.</p>
	<p>E23.2</p> <p>Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</p>
<p>Clearing of habitat trees where not located within the Environmental areas overlay map</p>	
<p>PO24</p> <ol style="list-style-type: none"> Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>No example provided.</p>

<p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	
Works criteria	
Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO25</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E25</p> <p>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>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 network.</p>
	<p>E27.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</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</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>PO29</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>
Access	

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<p>PO30</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO31</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 mapped on Overlay map - Road hierarchy.</p>	<p>E31.1</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>E31.2</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>E31.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO32</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E32.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <hr/> <p>E32.2</p>

	<p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p> <p>Note - Pavements are to be designed by an RPEQ.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p>	<p>E</p>

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<p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street layout and design	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ul style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</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>Note – An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <hr/> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies; Showroom, Shop or Shopping centre greater than 1,000m² GFA; Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; Development has a trip generation rate of 100 vehicles or more within the peak hour; Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> where the through road provides an access function; <ol style="list-style-type: none"> intersecting road located on the same side = 60 metres; intersecting road located on opposite side (Left Right Stagger) = 60 metres; intersecting road located on opposite side (Right Left Stagger) = 40 metres. Where the through road provides a collector or sub-arterial function;

	<ul style="list-style-type: none"> i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>					
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1758 1465 2038"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width</td> </tr> <tr> <td>OR</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width	OR
Situation	Minimum construction					
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width					
OR						

6 Zones

<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="804 197 1136 745"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1141 197 1474 745"> <p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		

<h2>Stormwater</h2>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO34</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood</p>	<p>No example provided.</p>

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<p>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>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 achievement of this performance outcome.</p>	<p>No example provided.</p>
<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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>
<p>PO37</p> <p>Easements for drainage purposes are provided over:</p>	<p>E</p> <p>No example provided.</p>

<p>a. stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 387 1468 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

Site works and construction management	
<p>PO38</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO39</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>E39.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p>

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<p>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E39.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E39.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO40</p>	<p>E40</p>

<p>Dust suppression measures are implemented during soil disturbances and 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>PO41</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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> <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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

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	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO42</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</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"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO43</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>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> <hr/> <p>E43.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>	<p>No example provided.</p>
Earthworks	
<p>PO45</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>E45.1</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>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>

6 Zones

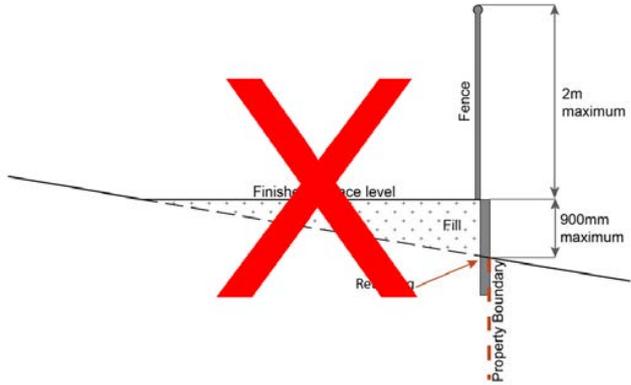
<p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p>Note – Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E45.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E45.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E45.6</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>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>
<p>PO47</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E47.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E47.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO48</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO49</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

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<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ol style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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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>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E50</p> <p>Earth-retaining structures:-</p> <ol style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ol style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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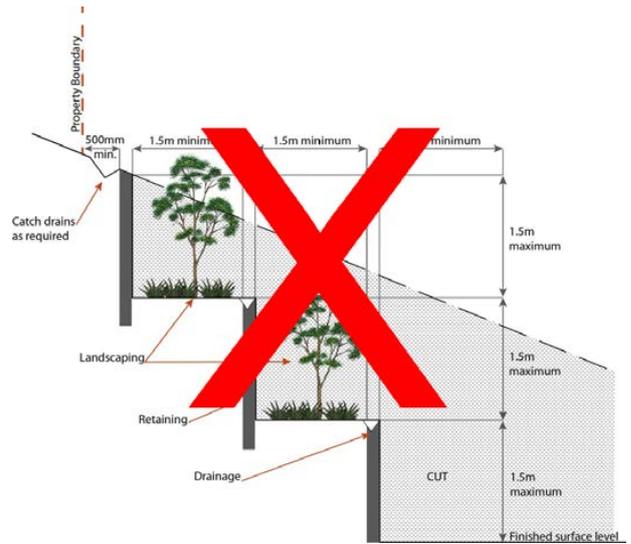
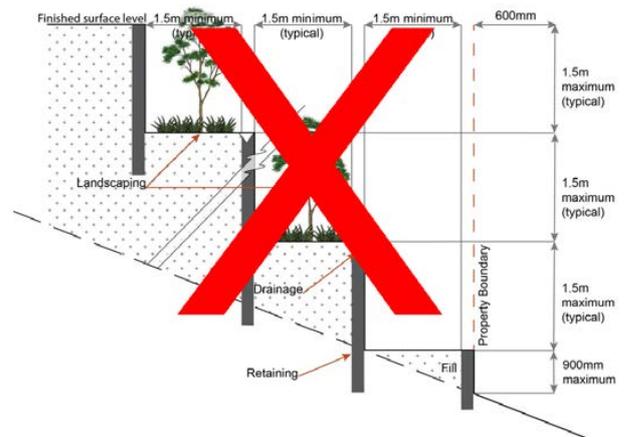


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

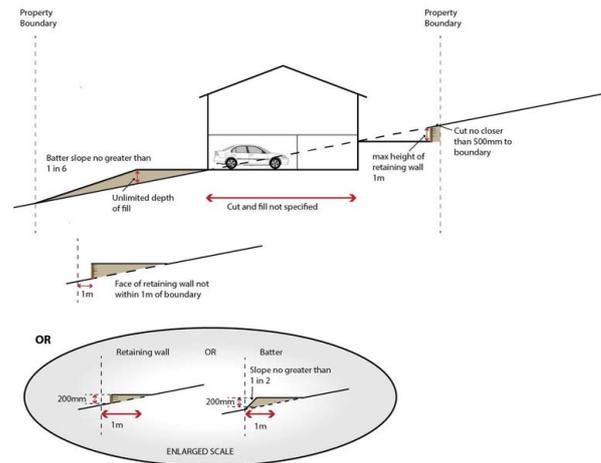
OR

- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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:

- 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.

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.

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:

- 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:
 - 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

6 Zones

	<p>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> <hr/> <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> <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> <hr/> <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> <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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>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 Land Uses	
<p>PO54</p> <p>Ancillary office⁽⁵³⁾, administration functions, retail sales, showroom⁽⁷⁸⁾ and customer service components do not compromise the primary use of the site or other industrial activities in the precinct, or affect the viability, role or function of the region's centres network.</p>	<p>E54</p> <p>The combined area of ancillary non-industrial activities, including but not limited to administration and retail functions, does not exceed 10% of the GFA or 200m², whichever is the lesser.</p>
<p>PO55</p> <p>High impact industry⁽³⁴⁾ uses maintain a minimum separation of at least 500m from a sensitive land use.</p> <p>Note - Separation distance is to be measured in a straight line, in accordance with the State policy.</p>	No example provided.
<p>PO56</p> <p>Special industry⁽⁷⁹⁾ uses do not establish within the restricted industry precinct.</p>	No example provided.
<p>PO57</p> <p>Uses that can be readily accommodated within other zones or precincts do not compromise the availability of land within the restricted industry precinct.</p>	No example provided.

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<p>Note - Low impact industry⁽⁴²⁾, Medium impact industry⁽⁴⁷⁾, Service industry⁽⁷³⁾ and Warehouse⁽⁸⁸⁾ land uses are considered to be able to be readily accommodated within other precincts of the Industry Zone.</p>	
<p>Caretaker's accommodation⁽¹⁰⁾</p>	
<p>PO58</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>E58</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 Schedule 7 - Car parking.
<p>Sales office⁽⁷²⁾</p>	
<p>PO59</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E59</p> <p>A Sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO60</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>E60.1</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>E60.2</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>PO61</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E61</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>PO62</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>E62</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>PO63</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>E63.1</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>E63.2</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>PO64</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>E64</p> <p>A minimum area 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>PO65</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E65</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>PO66</p>	<p>E66.1</p>

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<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>E66.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E66.3</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>E66.4</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>E66.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E66.6</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>PO67</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>E67</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>PO68</p>	<p>E68</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>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>PO69</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>E69</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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 	

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- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO70

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO71

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;

No example provided.

<ul style="list-style-type: none"> c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
Vegetation clearing and habitat protection	
<p>PO72</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO73</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ul style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	No example provided.
<p>PO74</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO75</p> <p>Development does not:</p>	No example provided.

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<ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	
<p>Vegetation clearing and water quality</p>	
<p>PO76</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO77</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO78</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO79</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. 	<p>No example provided.</p>

<p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO80</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO81</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</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>PO82</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; 	<p>E82</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p>

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<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>PO83</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>PO84</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>PO85</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E85</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>PO86</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>PO87</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>PO88</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>PO89</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>E89</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>

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<p>PO90</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>E90</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>PO91</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>E91.1</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>E91.2</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>PO92</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>PO93</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>E93</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. 	
Riparian and wetland setbacks	
<p>PO94</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E94</p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>

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6.2.7.5 Marine industry precinct

6.2.7.5.1 Purpose - Marine industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Marine Industry Precinct:
 - a. Development in the precinct supports the continued viability of waterfront-based industry in the region, through the co-location of Port services⁽⁶¹⁾, Marine industry⁽⁴⁵⁾ and related activities which support industry and its supply chain.
 - b. Development in the precinct avoids land-use activities which:
 - i. compromise or sterilise existing or future waterfront based industrial activities in the precinct;
 - ii. undermine the investment made in waterfront and marine infrastructure, including marinas and access roads;
 - iii. occupy large land areas and do not require waterfront access.
 - c. Development for non-industrial uses including Caretaker's accommodation⁽¹⁰⁾, Food and drink outlets⁽²⁸⁾ and community activities may be established in the precinct where they require access to a navigable waterway or provide support or complementary services to maritime activities.
 - d. The scale, character and built form of development has a high standard of commercial and industrial design which reflects the maritime character of the precinct and incorporates crime prevention through environmental design (CPTED) principles.
 - e. Development is located, designed and managed to maintain the health and safety of people, avoid significant adverse effects on the natural environment and minimise the possibility of adverse impacts on nearby non-industrial uses.
 - f. Development has access to infrastructure and essential services and convenient access to major transport routes.
 - g. Sensitive land uses in the precinct do not compromise existing or future industrial activities.
 - h. Special industry⁽⁷⁹⁾ does not establish within the precinct.
 - i. Service industry, Warehouse⁽⁸⁸⁾, Low impact industry⁽⁴²⁾ and Medium impact industry⁽⁴⁷⁾ uses only occur in the precinct where:
 - i. there is a direct nexus with maritime activities occurring in the precinct;
 - ii. Involving manufacturing, repair, processing, storage or maintenance activities associated with watercraft or seafood;
 - iii. appropriate separation distances are maintained to sensitive land uses.
 - j. Built form including height of buildings used for the storage or repair of medium to large scale vessels contribute to a high standard of amenity and are sensitively located to minimise any adverse impacts on adjoining properties.
 - k. Development incorporates best practice responses to the environmental constraints and values of its location adjacent to coastal areas and waterways.
 - l. Development does not compromise the safe and efficient operation of adjacent waterways.
 - m. Development in the Scarborough Harbour:
 - i. incorporates a range of waterfront industrial and related commercial activities which support the continued growth of the harbour;

- ii. may include activities which do not require waterfront access or have a nexus with Marine industry⁽⁴⁵⁾, only where these activities enhance the competitive advantage of the Marine industry⁽⁴⁵⁾ cluster and ensure the area is an attractive place to work and do business;
 - iii. may only incorporate sensitive land uses where these uses are appropriately separated from existing and future industrial activities and do not compromise the long-term development of the harbour.
- n. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- o. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- p. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- q. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- r. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;

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- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

- s. Development in the Marine industry precinct includes one or more of the following:

<ul style="list-style-type: none"> • Aquaculture⁽⁶⁾ -if in a building • Caretaker's accommodation⁽¹⁰⁾ • Emergency services⁽²⁵⁾ 	<ul style="list-style-type: none"> • Environment facility⁽²⁶⁾ • Food and drink outlet⁽²⁸⁾ - if a maximum GFA of 100m² • Landing⁽⁴¹⁾ 	<ul style="list-style-type: none"> • Marine industry⁽⁴⁵⁾ • Port services⁽⁶¹⁾ • Sales office⁽⁷²⁾
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- t. Development in the Marine industry precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ - if not in Scarborough Harbour • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ - if not in Scarborough Harbour • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ 	<ul style="list-style-type: none"> • Extractive industry⁽²⁷⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Health care services⁽³³⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Shopping centre
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<ul style="list-style-type: none"> • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ 	<ul style="list-style-type: none"> • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Non-resident workforce accommodation • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Short-term accommodation⁽⁷⁷⁾ - if not in Scarborough Harbour • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist park⁽⁸⁴⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- u. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

6.2.7.5.2 Criteria for assessable development

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 6.2.7.5.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Part F—Criteria for assessable development - Marine industry precinct

Table 6.2.7.5.1 Assessable development - Marine industry precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Development in the Marine industry precinct generally	
PO1 Development in the precinct is for marine-based industrial activities or commercial activities which have a direct nexus with maritime activities in the precinct.	No example provided.
PO2 Development does not compromise the role of Scarborough harbour providing public facilities for boat launching and access to deep water.	E2 Development does not obstruct existing public access to boat launching facilities.
PO3	No example provided.

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<p>Watercraft traffic generated by the development remains within the capacity of the adjacent waterways and navigational facilities.</p>	
<p>Site cover</p>	
<p>PO4</p> <p>Site cover is limited to a proportion of a site that ensures:</p> <ol style="list-style-type: none"> a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximise the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaping are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site. 	<p>No example provided.</p>
<p>Building height</p>	
<p>PO5</p> <p>The height of buildings is in keeping with the predominant marine industrial character of the precinct and does not cause adverse amenity impacts on sensitive land uses and zones.</p>	<p>E5</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
<p>Setbacks</p>	
<p>PO6</p> <p>Street boundary setbacks:</p> <ol 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>E6</p> <p>Buildings maintain a minimum setback of :</p> <ol style="list-style-type: none"> a. 6m to the street frontage (other than the Bruce Highway); b. 3m to the secondary street frontage; c. 10m to a boundary adjoining the Bruce Highway.
<p>PO7</p> <p>Building setbacks allow access to the waterway and do not compromise future marine industries and port services from accessing the waters edge.</p>	<p>E7</p> <p>Buildings are setback 4m from the waters edge, measured from the top edge of bank.</p>

<p>PO8</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>E8</p> <p>Where a development adjoins general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development 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>PO9</p> <p>Buildings 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>No example provided.</p>
Staff recreation	
<p>PO10</p> <p>Staff are provided with adequate and amendable break/dining facilities to suit the nature of the activities on-site.</p>	<p>E10</p> <p>Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that:</p> <ol style="list-style-type: none"> a. Includes adequate seating, tables and rubbish bins for the number of staff on-site; 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.
Landscaping	
<p>PO11</p> <p>Landscaping is provided to:</p> <ol 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 zoned for industrial purposes. 	<p>E11</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>
Fencing	
<p>PO12</p>	<p>E12</p>

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The provision of fencing on street frontages does not dominate the street or create safety issues.

Note - The following example illustrates an acceptable design response to this outcome.



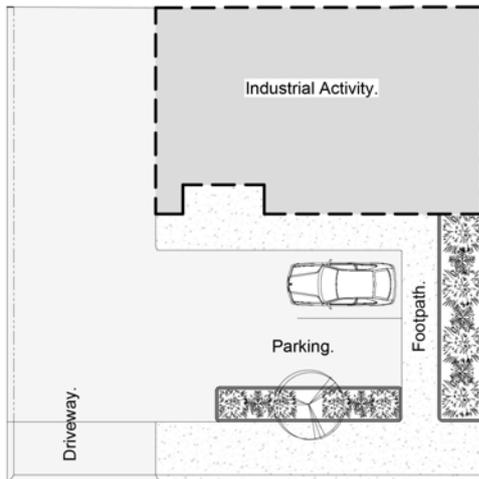
Where fencing is provided on the street frontage, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.

Public access

PO13

The use has safe, clearly identifiable public access separated from service and parking areas.

Note - The following example illustrates an acceptable design response to this outcome.



E13.1

Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.

E13.2

The public access is separated from industrial service areas.

Movement network

PO

Development maintains, contributes to or provides for interconnected street, pedestrian and cyclist networks.

E

Development provides and maintains the connections shown on the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design.

<p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome.</p>	<p>E</p> <p>For areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.</p>
Car parking	
<p>PO14</p> <p>Car parking is provided on-site to meet the anticipated demand for 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>E14</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>PO15</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>E15</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking.</p>
Bicycle parking and end of trip facilities	
<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"> 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>E16.1</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</p>

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<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>	<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>Austroroads (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 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.

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Loading and servicing	
<p>PO17</p> <p>Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads.</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>PO18</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste: are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>No example provided: E18</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Environmental impacts	
<p>PO19</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>E19</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
<p>PO20</p> <p>Development does not adversely impact surrounding ecological system features, including:</p> <ol style="list-style-type: none"> Water quality; Air quality; Soil quality; Disturbance to marine habitat. 	<p>E20.1</p> <p>The development does not discharge pollutants into adjacent waterways.</p>
	<p>E20.2</p> <p>The development does not cause an environmental nuisance or harm to marine habitat.</p>
	<p>E20.3</p> <p>Where involving a marina, the development is capable of providing sewer facilities for the disposal of sewage, liquid waste and contaminated bilge water.</p>
Lighting	
<p>PO21</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E21</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>

	Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day
Noise	
<p>PO22</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>	No example provided.
<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> <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>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> <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>
Emissions into Brisbane operational airspace	
PO24	E24.1

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<p>Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace.</p> <p>Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.</p>	<p>Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.</p> <hr/> <p>E24.2</p> <p>Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</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 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO25</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>E25.1</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 E21.1 (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>E25.2</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 E21.2 (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>E25.3</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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E21.3 (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>PO26</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>E26</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>PO27</p>	<p>E27</p>

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<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>PO28</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>E28.1</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"> 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. <p>E28.2</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 where not located within the Environmental areas overlay map</p>	
<p>PO29</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>
<p>Works criteria</p>	

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	No example provided.
<p>PO30</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E30</p> <p>Development is connected to underground electricity.</p>
<p>PO31</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	No example provided.
<p>PO32</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>E32.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E32.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO33</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>E33</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>PO34</p> <p>The development is provided with constructed and dedicated road access.</p>	No example provided.
Access	
<p>PO35</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.

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<p>PO36</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 mapped on Overlay map - Road hierarchy.</p>	<p>E36.1</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>E36.2</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>E36.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO37</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E37.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <hr/> <p>E37.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: - Off street car parking;

	<p>b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and</p> <p>c. the relevant standards in Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E37.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p> <p>Note - Pavements are to be designed by an RPEQ.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>
<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p>

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	<p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout

<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p>	<p>E</p> <p>No example provided.</p>

<p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;</p> <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 refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies; 	<p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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6 Zones

<ul style="list-style-type: none"> • Showroom, Shop or Shopping centre greater than 1,000m2 GFA; • Warehouses and Industry greater than 6000m2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. where the through road provides an access function; <ol style="list-style-type: none"> i. intersecting road located on the same side = 60 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 60 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 40 metres. b. Where the through road provides a collector or sub-arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 100 metres;

	<ul style="list-style-type: none"> ii. intersecting road located on opposite side (Left Right Stagger) = 100 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 60 metres. <p>c. Where the through road provides an arterial function:</p> <ul style="list-style-type: none"> i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side (Left Right Stagger) = 300 metres; iii. intersecting road located on opposite side (Right Left Stagger) = 300 metres; <p>d. Walkable block perimeter does not exceed 1000 metres.</p> <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.</p>
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<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Situation</th> <th style="text-align: left;">Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)</td> </tr> <tr> <td>OR</td> </tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> <td></td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	
Situation	Minimum construction							
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)							
OR								
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;								

6 Zones

<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1" data-bbox="810 203 1468 589"> <tr> <td data-bbox="815 210 1137 582"> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1142 210 1463 582"> <p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads.
<p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. 		

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>

<p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO39</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>

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<p>PO40</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>				
<p>PO41</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> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>				
<p>PO42</p> <p>Easements for drainage purposes are provided over:</p> <ul style="list-style-type: none"> a. stormwater pipes located in 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.</p>	<p>E</p> <p>No example provided.</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1975 1468 2094"> <tr> <td>Pipe Diameter</td> <td>Minimum easement width (excluding access requirements)</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)		
Pipe Diameter	Minimum easement width (excluding access requirements)				

<p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1"> <tr> <td data-bbox="809 203 1137 293">Stormwater pipe up to 825mm diameter</td> <td data-bbox="1142 203 1469 293">3.0m</td> </tr> <tr> <td data-bbox="809 300 1137 450">Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td data-bbox="1142 300 1469 450">4.0m</td> </tr> <tr> <td data-bbox="809 456 1137 607">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1142 456 1469 607">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).						
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>						

Site Works and Construction Management

<p>PO43</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO44</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E44.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; stormwater discharge rates do not exceed pre-existing conditions;

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	<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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E41.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E41.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO45</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E45</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO46</p>	<p>E46.1</p>

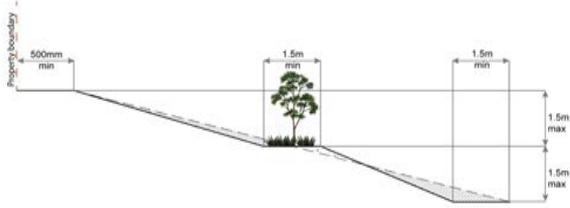
<p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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>E46.2</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>E46.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E</p>

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	<p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO47</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E47</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO48</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E48.1</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>E48.2</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>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO</p>	<p>E</p>

<p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO49</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>PO50</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 fill 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 months of the commencement date:</p>	<p>E50.1</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>E50.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E50.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E50.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E50.5</p> <p>All fill placed on-site is:</p>

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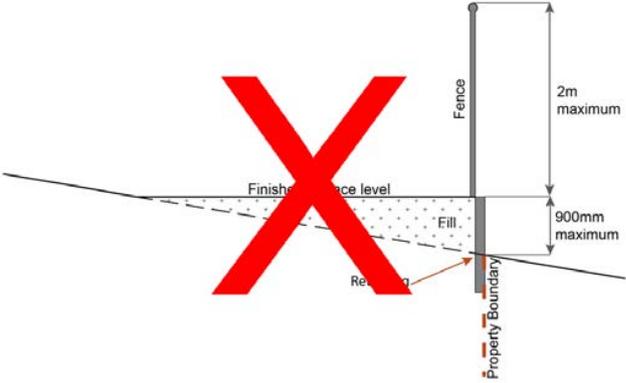
	<p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).</p> <p>E50.6</p> <p>The site 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>PO51</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E51</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO52</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E52.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E52.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO53</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO54</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or

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	<ul style="list-style-type: none"> ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO55</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E55.1</p> <p>Earth retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Cut</p>
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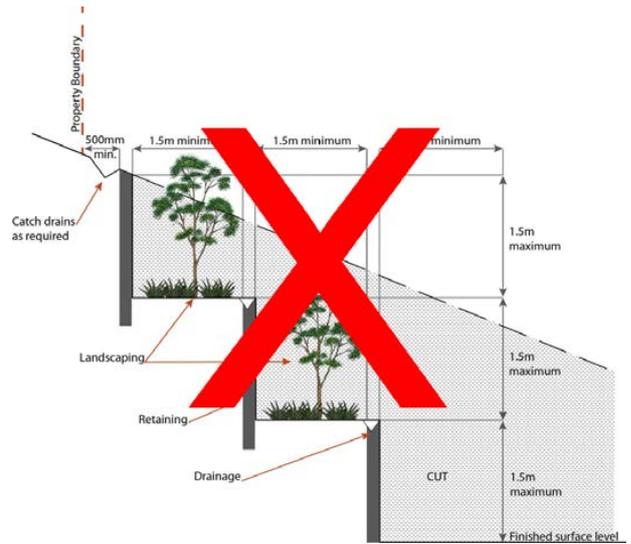
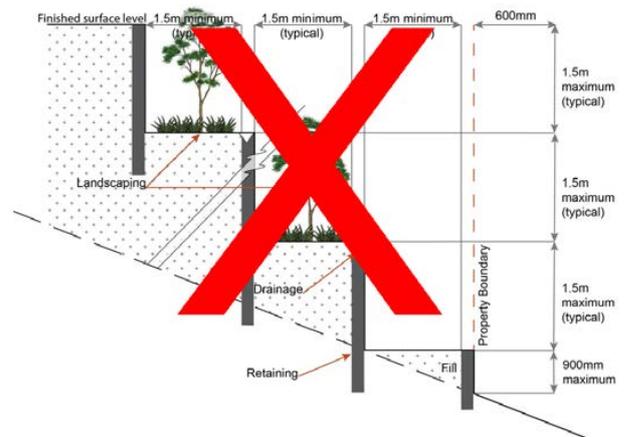


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

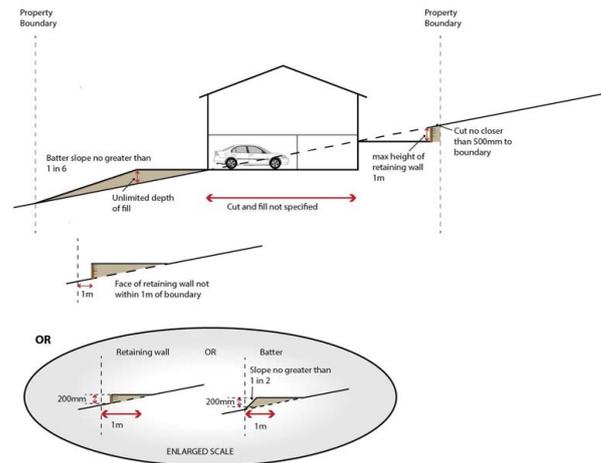
OR

- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Table 6.2.7.5.2

<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>PO56</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>E56.1</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;

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	<ul style="list-style-type: none"> 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>E56.2</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>E56.3</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>PO57</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>E57</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); 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"> in a form; of a size; 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>PO58</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>E58</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	
<p>PO59</p> <p>Ancillary office, administration functions, retail sales and customer service components do not compromise the primary use of the site or marine activities in the precinct.</p>	<p>E59</p> <p>The combined area of ancillary non-industrial activities, including but not limited to administration and retail functions, does not exceed 10% of the GFA or 200m², whichever is the lesser.</p>
<p>PO60</p> <p>Buildings directly adjoining non-industrial zoned land:</p> <ol style="list-style-type: none"> are compatible with the character of the adjoining areas; 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>PO61</p> <p>Medium impact industry⁽⁴⁷⁾ uses only establish in the precinct where:</p>	<p>No example provided.</p>

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<p>a. not constraining the function or viability of existing or future uses in the precinct;</p> <p>b. not adversely affecting the amenity, health or safety of employees and visitors of the surrounding uses;</p> <p>c. not adversely affecting the amenity, health or safety of nearby sensitive land uses.</p> <p>Note - Separation distances are to be measured in a straight line, in accordance with the State policy.</p>	
<p>PO62</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>
<p>Non-industrial uses</p>	
<p>PO63</p> <p>Non-industrial components of buildings (including offices and retail areas) are to be located at the road frontage to assist in activating the frontage and designed as high quality architectural features incorporating entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.</p>	<p>No example provided.</p>
<p>PO64</p> <p>With the exception of Caretaker's accommodation⁽¹⁰⁾, residential and other sensitive land uses do not establish within the precinct.</p>	<p>No example provided.</p>
<p>PO65</p> <p>Non-industrial uses:</p> <p>a. are consolidated with existing non-industrial uses in the precinct;</p> <p>b. do not compromise the viability, role or function of the region's centres network;</p> <p>c. are not subject to adverse amenity impacts or risk to health from industrial activities;</p> <p>d. do not constrain the function of viability of existing of future industrial activities in the surrounding area.</p> <p>Note - The submission of a Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome.</p>	<p>No example provided.</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>PO66</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>PO67</p> <p>The design of non-industrial buildings in the precinct:</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 (e.g. awnings). 	<p>No example provided.</p>
<p>PO68</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. <p>Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.</p>	<p>E68.1</p> <p>The main entrance to the building is clearly visible from and addresses the primary street frontage.</p> <hr/> <p>E68.2</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>
<p>Caretaker's accommodation⁽¹⁰⁾</p>	
<p>PO69</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; 	<p>E69</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;

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<ul style="list-style-type: none"> c. provides adequate car parking provisions exclusive on 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 Schedule 7 - Car parking.
Sales office⁽⁷²⁾	
<p>PO70</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E70</p> <p>A Sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO71</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>E71.1</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>E71.2</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>PO72</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E72</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>PO73</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p>	<p>E73</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>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>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>P074</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>E74.1</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>E74.2</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>P075</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>E75</p> <p>A minimum area 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>P076</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E76</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>P077</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>E77.1</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>E77.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E77.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p>

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<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>E77.4</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>E77.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E77.6</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>PO78</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>E78</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>PO79</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>E79</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>	

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.

PO80

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.

E80

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.

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

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

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

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO81

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO82

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.

No example provided.

Vegetation clearing and habitat protection

PO83

No example provided.

<p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	
<p>PO84</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>
<p>PO85</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO86</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO87</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being 	<p>No example provided.</p>

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<p>used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities.</p>	
<p>PO88</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO89</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO90</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO91</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; 	<p>No example provided.</p>

<ul style="list-style-type: none"> c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO92</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	No example provided.
<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>PO93</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>E93</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>PO94</p> <p>Demolition and removal is only considered where:</p>	No example provided.

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<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>PO95</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>PO96</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E96</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>PO97</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>PO98</p> <p>Development:</p>	<p>No example provided.</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO99</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>PO100</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>E100</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>PO101</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>E101</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>PO102</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>E102.1</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>

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<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>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>PO103</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>E102.2</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>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO104</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>E104</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>Riparian and wetland setbacks</p>	
<p>PO105</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; 	<p>E105</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line

<ul style="list-style-type: none"> c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<ul style="list-style-type: none"> c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
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6.2.8 Limited development zone code

6.2.8.1 Application - Limited development zone

This code applies to undertaking development in the Limited development zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

6.2.8.2 Purpose - Limited development zone

1. The purpose of the Limited development zone code is to:
 - a. Identify land known to be affected by extremely unacceptable intolerable flood and/or storm tide risks which pose severe restrictions on the ability of land to be developed for urban purposes.
 - b. Limit any further urban development and promote transition of existing uses away from the areas of extremely unacceptable intolerable risk.
2. The Limited development zone seeks to implement the policy direction set in part 3, Strategic Framework.
3. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is compatible with the nature of the constraints present on the land.
 - b. Development is limited to avoid the extremely unacceptable intolerable risk of the flood hazard for both an existing lawful use and new development.
 - c. Supports, and does not unduly burden the disaster management response and recovery capacity and capabilities during and after significant flood events.
 - d. Provides for efficient evacuation of on site persons and facilitates direct and simple access for evacuation personnel and resources during flood events, while ensuring development does not hinder or place additional complexities upon evacuation activities for a surrounding property.
 - e. Avoids isolation of persons for flood events up to and including the Defined Flood Event.
 - f. Provides for siting, built form, layout, and access (including evacuation access) which responds to the risk of the flood hazard and minimises risk to personal safety in all flood hazard events up to and including the Defined Flood Event.
 - g. Is resilient to flood events by ensuring the siting and design of development accounts for the potential risks to property associated with flood hazards.
 - h. Directly, indirectly and cumulatively avoids an increase in the severity of flood hazards and potential for damage on the premises or to a surrounding property or elsewhere in the floodplain.
 - i. Involving essential community infrastructure remains functional during and immediately after a flood event up to and including the Defined Flood Event.
 - j. Avoids the accidental release of hazardous materials as a result of a flood event.

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

<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ • Cropping⁽¹⁹⁾ - where involving forestry for wood production 	<ul style="list-style-type: none"> • Park⁽⁵⁷⁾ 	<ul style="list-style-type: none"> • Permanent Plantation⁽⁵⁹⁾
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- n. Development in the Limited development zone does not include one or more of the following:

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<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 	<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⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • 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⁾ • Parking station⁽⁵⁸⁾ • Place of worship⁽⁶⁰⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • 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⁾ • Substation⁽⁸⁰⁾ • Telecommunications facility⁽⁸¹⁾ • 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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- o. Development not included in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.8.3 Criteria for assessable development

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part A, Table 6.2.8.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Part A - Criteria for assessable development - Limited development zone

Table 6.2.8.1 Assessable development - Limited development zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
<p>PO1</p> <p>New buildings are not located in the Limited development zone and any other building work is only minor building work.</p>	No example provided.
<p>PO2</p> <p>Hazardous chemicals are not stored in the Limited development zone.</p>	No example provided.
<p>PO3</p> <p>Community infrastructure is not located in the Limited development zone.</p>	No example provided.
<p>PO4</p> <p>On-site landscaping is provided, that:</p> <ol style="list-style-type: none"> a. is incorporated into the design of the development; b. does not involve fill; c. does not result in loss of flood storage or changes to flow paths; d. reduces the dominance of car parking and servicing areas from the street frontage; e. incorporates shade trees in car parking areas; f. retains mature trees wherever possible; g. contributes to quality public spaces by providing shelter and shade contributing to the microclimate; h. 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>	No example provided.

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<p>PO5</p> <p>The planting of vegetation is undertaken in accordance with the revegetation specifications outlined in Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
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Editor's note - Notes may be included within a performance outcome or examples that achieve aspects of the performance outcome highlighting other legislation to be complied with. For example, an Australian standard to support an example or local laws, or providing guidance on interpretation of a performance outcome.

6.2.9 Recreation and open space zone code

6.2.9.1 Application - Recreation and open space zone

This code applies to undertaking development in the Recreation and open space zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code :

1. Part A of the code applies to accepted development subject to requirements
2. Part B of the code applies to assessable development.

6.2.9.2 Purpose - Recreation and open space zone

1. The purpose of the Recreation and open space zone is to provide for a range of sporting, recreation, leisure, cultural and educational activities. It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation. Areas such as parks, playing fields and playgrounds are generally accessible to the public; however, access may be limited in certain areas and at certain times. Where required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures. Commercial activities are provided for under limited circumstances. The Recreation and open space zone and associated precinct seeks to implement the policy direction set in Part 3, Strategic Framework.
2. The Recreation and open space zone includes one precinct, being the Sports and recreation precinct. The purpose for the Sports and recreation precinct is to recognise existing sport and recreation facilities, on both public and private land, and facilitate their ongoing development and use for the benefit and enjoyment of the community. Therefore, in addition to the general Recreation and open space zone purpose statement, overall outcomes and assessment criteria, there are specific precinct based purpose statements, overall outcomes and assessment criteria. These provide specific guidance and direction regarding the land use outcomes sought in the precinct that are in addition to the Recreation and open space zone. Where there is a conflict, the precinct specific overall outcomes and development tables take precedence and the Recreation and open space zone outcomes and development tables do not apply.
3. The purpose of the Recreation and open space zone will be achieved through the following overall outcomes:
 - a. A range of formal and informal, active and passive sport and recreation opportunities are provided to meet community needs. This includes, but not limited to, playing fields, club facilities, play grounds, botanic and community gardens, civic and cultural facilities, public swimming pools, outdoor courts, educational and community activities, indoor and outdoor sporting and recreation activities, recreation trails and camping areas. Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are expected to establish as necessary.
 - 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. 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; or where on Council owned or controlled land, commercial activities occur where in accordance with a Council approved Master plan.

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- d. Markets⁽⁴⁶⁾ or outdoor entertainment events are temporary or periodic in nature, and of a scale and intensity where any adverse impacts on the surrounds are mitigated and internalised to the site. Markets⁽⁴⁶⁾ and outdoor events do not adversely impact on the safe and efficient operation of the external road network.
- e. Where applicable, development is undertaken in accordance with a Council Master Plan approved under Council policy.
- f. Recreation and open space areas remain well connected, diverse, functional, safe, secure and accessible to the general public and includes:
 - i. well designed and quality usable areas and facilities;
 - ii. building design adopting principles of Crime Prevention Through Environment Design (CPTED)
 - iii. passive and active recreation and open spaces areas and facilities;
 - iv. high level of connectivity of the open space and community green space areas to the active transport network; and
 - v. a consideration of the aims and aspirations of the Council's Green Infrastructure Network.
- g. Adverse or nuisance impact on surrounding land uses are minimised through appropriate design considerations, separation, buffering, siting and operation of facilities and infrastructure.
- h. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- i. Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke;
- 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. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
- l. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

- iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.
- m. Development in the Recreation and open space zone includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁴⁾ • Bar⁽⁷⁾ • Caretaker's accommodation • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Cropping⁽¹⁹⁾ 	<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Health care services⁽³³⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive horticulture⁽⁴⁰⁾ • Market⁽⁴⁶⁾ • Landing⁽⁴¹⁾ 	<ul style="list-style-type: none"> • Night club entertainment facility⁽⁵¹⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Research and technology industry⁽⁶⁴⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾
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<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Nature-based tourism⁽⁵⁰⁾ 	<ul style="list-style-type: none"> • Telecommunications facility⁽⁸¹⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Wholesale nursery⁽⁸⁹⁾
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Note - Generally the above uses are appropriate on Council owned or controlled land and where in accordance with an approved Council Master Plan. Refer to Part 5, Table of assessment for further information.

n. Development in the Recreation and open space zone does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Aquaculture⁽⁶⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Funeral parlour⁽³⁰⁾ • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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o. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

4. The purpose of the Sports and recreation precinct will be achieved through the following additional overall outcomes:
- a. 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, development is undertaken in accordance with a Council Master Plan approved under Council policy.
 - c. Activities other than sports and recreation activities having a nexus with, and ancillary to, sports and recreation activities are supported 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. Development adopt a high standard of design and achieve quality buildings, and structures, including adopting the principles of Crime Prevention Through Environment Design (CPTED).
 - e. Development is compatible with the existing and intended scale and character of the streetscape and surrounding area and does not appear visually dominant or overbearing.
 - f. Development adopts 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. Development mitigates potential traffic impacts by:
 - i. locating on roads of a standard and capacity to accommodate traffic demand;
 - ii. providing safe and accessible vehicle access points, on-site manoeuvring and parking areas; and
 - iii. providing for active transport opportunities.
 - h. Development on the Redcliffe Leagues Club site (Lot 10 SP 244080 at 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring) facilitates a limited range of commercial activities that are compatible with, and ancillary to, the operation of the club and associated outdoor facilities as an integrated development. Commercial activities are limited to short term accommodation⁽⁷⁷⁾, shops⁽⁷⁵⁾, offices⁽⁵³⁾, and health care services⁽³³⁾.
 - i. Development in the Sports and recreation precinct includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Commercial Activities Activity Group (where on Lot 10 SP244080 at 148 	<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Health care services⁽³¹⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ 	<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Research and technology industry⁽⁶⁴⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Telecommunications facility
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<p>Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring)</p> <ul style="list-style-type: none"> • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Club⁽¹⁴⁾ • Cropping⁽¹⁹⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ 	<ul style="list-style-type: none"> • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Wholesale nursery⁽⁸⁹⁾
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Note - Generally the above uses are appropriate on Council owned or controlled land and where in accordance with an approved Council Master Plan. Refer to Part 5, Table of assessment for further information.

Note - Commercial Activities Activity Group = short term accommodation⁽⁷⁷⁾, shops⁽⁷⁵⁾, offices⁽⁵³⁾, and health care services⁽³³⁾.

j. Development in the Sports and recreation precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Aquaculture⁽⁶⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Funeral parlour⁽³⁰⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ 	<ul style="list-style-type: none"> • Resort complex⁽⁶⁶⁾ • Commercial Activities Activity Group not on Lot 10 SP244080 to 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾
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<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ 		<ul style="list-style-type: none"> • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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Note - Generally the above uses are appropriate where located on Council owned or controlled land and is in accordance with an approved Council Master Plan.

Note - Retail and Commercial Activity Group = short term accommodation⁽⁷⁷⁾, shops⁽⁷⁵⁾, offices⁽⁵³⁾, and health care services⁽³³⁾.

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

6.2.9.3 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.9.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.9.1, 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 (PO)
RAD1	PO1
RAD2	PO1
RAD3	PO1
RAD4	PO2
RAD5	PO3
RAD6	PO9
RAD7	PO8
RAD8	PO8
RAD9	PO10
RAD10	PO13
RAD11	PO14 - PO19
RAD12	PO22
RAD13	PO22
RAD14	PO24
RAD15	PO27
RAD16	PO28
RAD17	PO30

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD18	PO32
RAD19	PO33
RAD20	PO30
RAD21	PO34, PO37, PO38
RAD22	PO34
RAD23	PO36
RAD24	PO40
RAD25	PO40
RAD26	PO40
RAD27	PO41
RAD28	PO42
RAD29	PO43
RAD30	PO43
RAD31	PO43
RAD32	PO44
RAD33	PO44
RAD34	PO44
RAD35	PO49
RAD36	PO49
RAD37	PO53
RAD38	PO54
RAD39	PO52, PO55
RAD40	PO55
RAD41	PO55
RAD42	PO55
RAD43	PO57
RAD44	PO58
RAD45	PO59
RAD46	PO59
RAD47	PO60
RAD48	PO61
RAD49	PO62
RAD50	PO63 - PO74
RAD51	PO63 - PO74

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD52	PO75
RAD53	PO76
RAD54	PO77
RAD55	PO78
RAD56	PO79
RAD57	PO80
RAD58	PO80
RAD59	PO81, PO82
RAD60	PO81, PO82
RAD61	PO84
RAD62	PO84
RAD63	PO84
RAD64	PO85
RAD65	PO86
RAD66	PO87
RAD67	PO88
RAD68	PO89
RAD69	PO89
RAD70	PO92
RAD71	PO90
RAD72	PO90
RAD73	PO90
RAD74	PO90
RAD75	PO91
RAD76	PO91
RAD77	PO93
RAD78	PO94
RAD79	PO95, PO96
RAD80	PO97
RAD81	PO99 - PO101, PO103 - PO105
RAD82	PO99 - PO101, PO103 - PO105
RAD83	PO99 - PO101, PO103 - PO105
RAD84	PO102
RAD85	PO106

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD86	PO107
RAD87	PO108
RAD88	PO109
RAD89	PO110
RAD90	PO110
RAD91	PO111

Part A — Requirements for accepted development - Recreation and open space zone

Table 6.2.9.1 Requirements for accepted development - Recreation and open space zone

Requirements for accepted development	
<p>Editor's Note - The requirements for accepted development do not apply where development is on Council owned or controlled land and is in accordance with a Council Master Plan approved under Council Policy</p>	
<p>General requirements</p> <p>Note – These provisions do not apply where development on Council owned or controlled land and is in accordance with a Council Master Plan approved under Council policy.</p>	
Built form outcomes for all development	
RAD1	Site cover does not exceed 10%, except in the Sport and recreation precinct where site cover does not exceed 40%
RAD2	Building and structures are set back 10m from all boundaries.
RAD3	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Building on sloping land between 10% and 15%	
RAD4	<p>Building and site design on slopes between 10% and 15%:</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. <p>Note - This provision does not apply to outbuildings or 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	
RAD6	Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping and screening	
RAD7	In the Sports and recreation precinct, a minimum area of 20% of the site is provided for landscaping.
RAD8	Outdoor storage 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.
Car parking	
RAD9	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD10	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 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, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	
Utilities	
RAD11	<p>Where available, the development is connected to:-</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband;

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	<p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. constructed and dedicated road.</p> <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
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Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD12	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; Planning scheme policy - Integrated design; Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD13	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>

Stormwater	
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RAD14	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>								
RAD	<p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwelling; or c. that results in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>								
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 1608 1469 2051"> <thead> <tr> <th data-bbox="263 1608 866 1727">Pipe Diameter</th> <th data-bbox="866 1608 1469 1727">Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td data-bbox="263 1727 866 1812">Stormwater Pipe up to 825mm diameter</td> <td data-bbox="866 1727 1469 1812">3.0m</td> </tr> <tr> <td data-bbox="263 1812 866 1933">Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td data-bbox="866 1812 1469 1933">4.0m</td> </tr> <tr> <td data-bbox="263 1933 866 2051">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="866 1933 1469 2051">Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

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	<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>
Site works and construction management	
RAD15	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD16	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD17	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.
RAD20	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.
RAD18	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p>

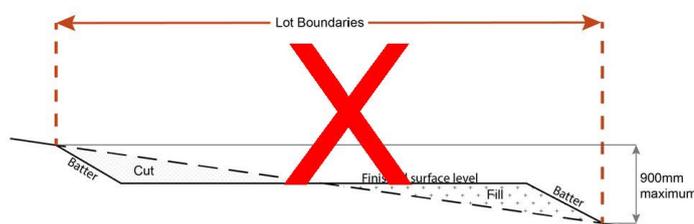
	Note - The chipped vegetation must be stored in an approved location.
RAD	All development works are carried out within the following times: <ul style="list-style-type: none"> a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

Earthworks

RAD22

The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

OR

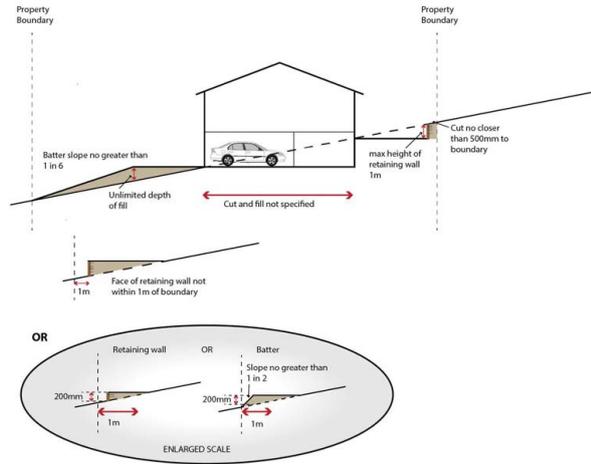
result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

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Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>RAD</p>	<p>All fill placed on-site is:</p>

	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD21	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD23	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>

Utilities

RAD11	<p>Where available, the development is connected to:</p> <p>a. an existing reticulated electricity supply;</p> <p>b. telecommunications and broadband;</p> <p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. constructed and dedicated road.</p>
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Access

RAD12	<p>Any new or changes to existing site access and driveways are designed and located in accordance with:</p> <p>a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or</p> <p>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>
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RAD13	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	
RAD14	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. 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.
Site works and construction management	
RAD15	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD16	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.
RAD17	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.
RAD18	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.
RAD19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD20	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	
RAD21	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
RAD22	The total of all cut and fill on-site does not exceed 900mm in height.

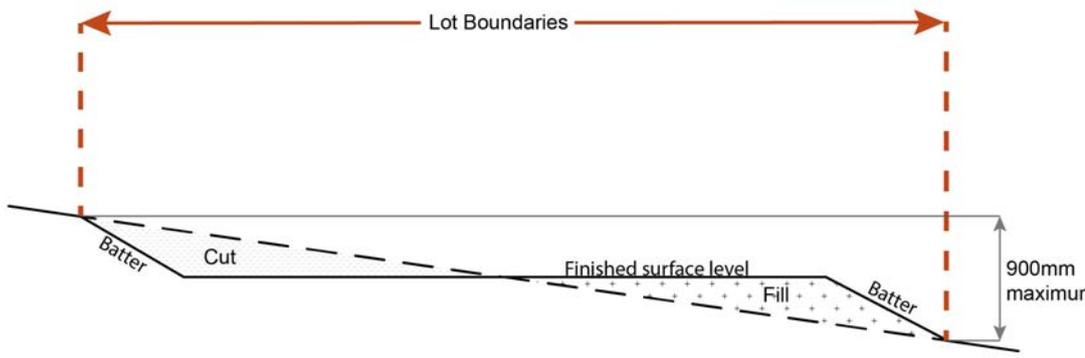
	<p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
<p>RAD23</p>	<p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>

Table 6.2.9.2

<p>Fire services</p> <p>Note - The provisions under this heading only apply if:</p> <ol style="list-style-type: none"> a. the development is for, or incorporates: <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> <ol style="list-style-type: none"> b. none of the following exceptions apply: <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.
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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.

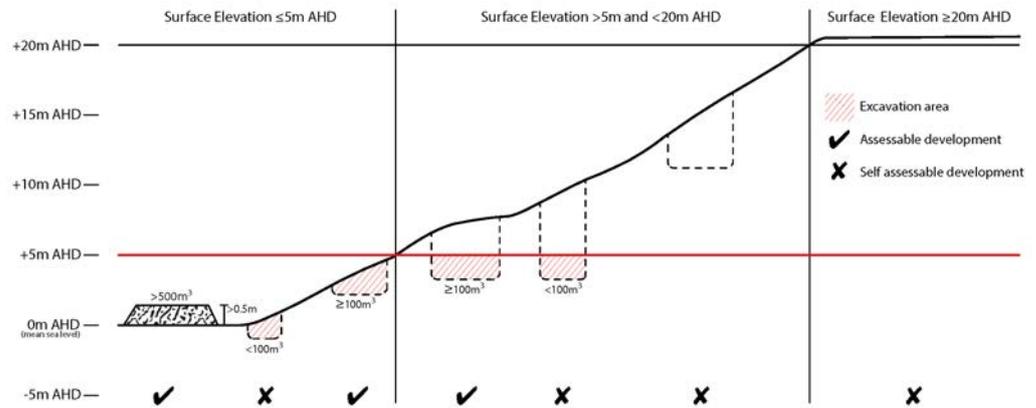
<p>RAD24</p>	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):</p> <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 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: <ol 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>RAD25</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"> 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>RAD26</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>RAD27</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);

	<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>
RAD28	<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	
Caretaker's accommodation⁽¹⁰⁾	
RAD29	A caretaker's accommodation ⁽¹⁰⁾ has a maximum GFA of 80m ² .
RAD30	No more than 1 caretaker's accommodation ⁽¹⁰⁾ is established per site.
RAD31	Does not gain access from a separate driveway from a road frontage.
Food and drink outlet⁽²⁸⁾	
RAD32	The GFA is no more than 150m ² , except where located in the Sports and recreation precinct, this provision does not apply.
RAD33	The food and drink outlet ⁽²⁸⁾ operates in conjunction with a recreation or open space use occurring on the same site. Where located in the Sports and recreation precinct, this provision does not apply.
RAD34	The food and drink outlet ⁽²⁸⁾ does not have a liquor or gambling licence. Where located in the Sports and recreation precinct, this provision does not apply.
Market⁽⁴⁶⁾	
RAD35	The market ⁽⁴⁶⁾ does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.
RAD36	<p>Operates as follows:</p> <p>a. No more than 2 days in any week;</p> <p>b. No more than 50 individual stalls;</p> <p>c. All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm;</p>

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	<p>d. No use of amplified music, public address systems and noise generating plant and equipment;</p> <p>e. Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.</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>	
RAD37	A minimum area 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.
RAD38	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.
RAD39	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.
RAD40	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD41	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD42	<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>
RAD43	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 requirements</p> <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>	
<p>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)</p> <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>	
RAD44	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.

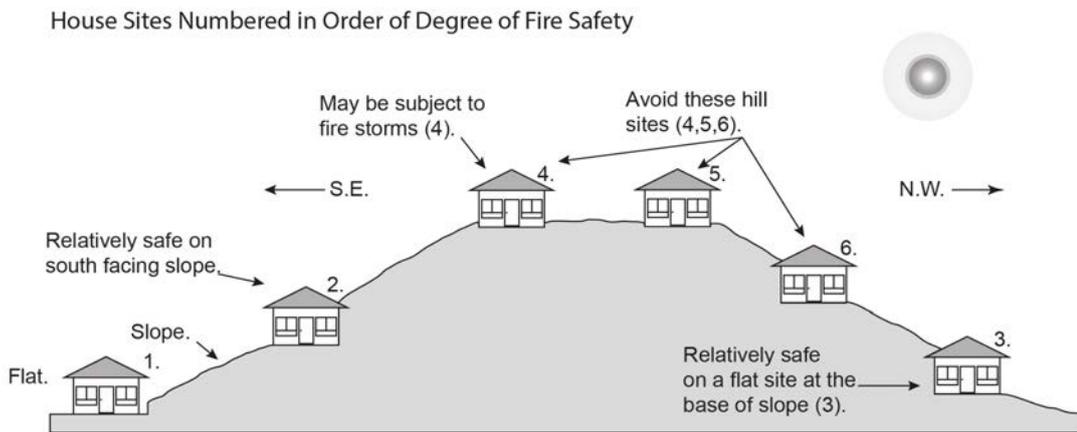


Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD45

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.



(1 being the safest , 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD46

Buildings and structures have contained within the site:

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	<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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>
RAD47	<p>The length of driveway:</p> <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.
RAD48	<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.
RAD49	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 	

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

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

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

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

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

RAD50	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ul style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD51	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p>

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	<ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD52	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD53	<p>Development within the separation area does not include the following uses:</p> <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD54	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD55	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD56	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾;

	<ul style="list-style-type: none"> c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD57	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD58	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
<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>	
RAD59	<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>
RAD60	<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>
RAD61	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD62	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services;

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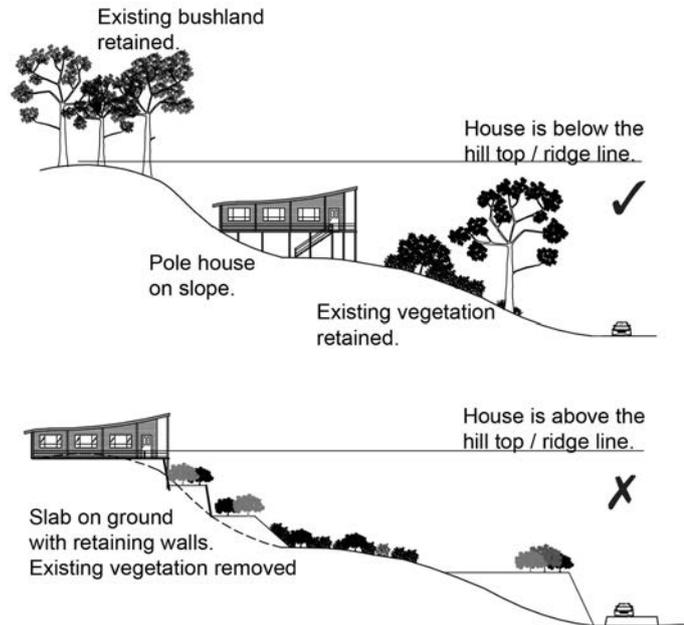
	<ul style="list-style-type: none"> c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD63	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD64	<p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD65	<p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD66	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD67	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD68	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD69	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD70	<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;

	<ul style="list-style-type: none"> c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD71	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD72	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD73	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD74	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD75	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD76	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD77	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.
RAD78	Development does not include the following uses located within a landfill site buffer: <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾; g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾; k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾.
RAD79	All habitable rooms located within an Electricity supply substation buffer are: <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.

6 Zones

RAD80	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD81	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.
RAD82	<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>
RAD83	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD84	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.
RAD85	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD86	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD87	Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

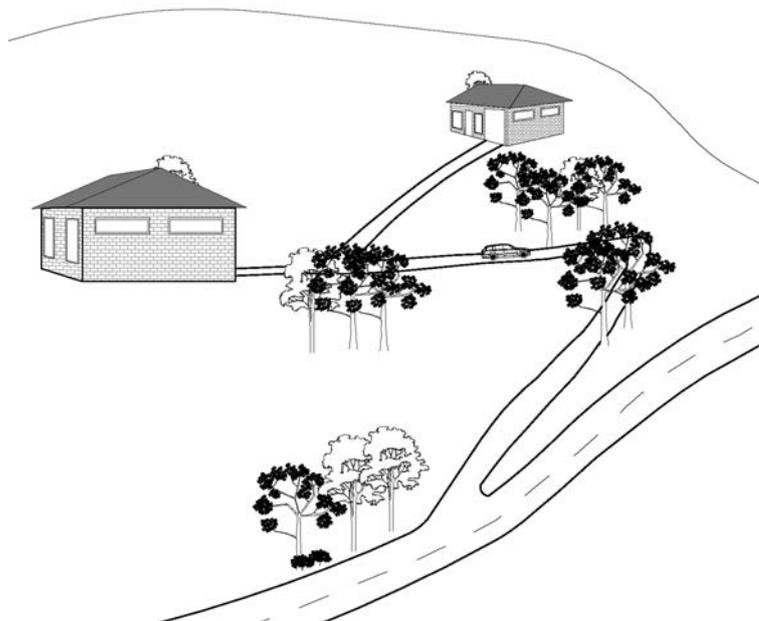
- a. located on a hill top or ridge line; and
- b. all parts of the building and structure are located below the hill top or ridge line.



RAD88

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

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



RAD89

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

6 Zones

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

RAD90	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.
RAD91	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <p>a. landscaping comprises indigenous coastal species;</p> <p>b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast;</p> <p>c. where over 12m in height, the building design includes the following architectural character elements:</p> <p>i. curving balcony edges and walls, strong vertical blades and wall planes;</p> <div style="text-align: center;">  </div> <p>ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;</p>



iii. Roof top outlooks, tensile structure as shading devices; and



iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.



d. existing pine trees, palm trees, mature fig and cotton trees are retained.

Note - A list of appropriate indigenous coastal species is identified in Planning scheme policy - Integrated design.

Transport noise corridors (refer Overlay map - Transport noise corridors)

Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code .

Part B—Criteria for assessable development - Recreation and open space zone

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 6.2.9.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.9.3 Assessable development - Recreation and open space zone

Performance Outcome	Examples that achieve aspects of the Performance Outcomes
General criteria	
Built form outcomes for all development	

6 Zones

<p>PO1</p> <p>Development will:</p> <ol 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, except where in the Sports and recreation precinct where a higher density of built form is anticipated; 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: <ol 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. maintain the open space character as a visual contrast to urban development, except where in the Sports and recreation precinct where a higher density of built form is anticipated; h. achieves the design principles outlined in Planning scheme policy - Integrated design. 	<p>E1.1</p> <p>Site cover does not exceed 10%, except in the Sport and recreation precinct where site cover does not exceed 40%</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 the maximum height identified on Overlay map - Building heights.</p>
Building on sloping land	
<p>PO2</p> <p>On slopes between 10% and 15%, building and site design must achieve the following:</p>	<p>E2</p> <p>Building and site design on slopes between 10% and 15%:</p> <ol style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction;

<ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm; d. minimising any visual impact on the Recreation and open space zone landscape character; and e. protecting the amenity of adjoining properties. 	<ul style="list-style-type: none"> 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.
Amenity	
<p>PO3</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>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>Note - Terms used in this section are defined in State 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO4</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>E4.1</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.

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	<p>If criteria E4.1 (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>E4.2</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> <ol style="list-style-type: none">1. AEGL2 (60minutes) or if not available ERPG2;2. 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> <ol style="list-style-type: none">1. 7kPa overpressure;2. 4.7kW/m² heat radiation. <p>If criteria E4.2 (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>E4.3</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> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <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. <p>b. For any hazard scenario involving fire or explosion:</p> <ol style="list-style-type: none">i. 14kPa overpressure;ii. 12.6kW/m² heat radiation.
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	If criteria E4.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6} /year.
PO5 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.	E5 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.
PO6 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.	E6 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.
PO7 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.	E7.1 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: 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.
	E7.2 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.
Landscaping and screening	
PO8 Landscaping and screening is provided in a manner that: a. achieves a high level of privacy and amenity to adjoining properties and when viewed from the street; b. 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;	E8.1 In the Sports and recreation precinct, a minimum area of 20% of the site is provided for landscaping.
	E8.2 Outdoor storage 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.

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<p>c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design;</p> <p>d. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	
<p>Waste</p>	
<p>PO9</p> <p>Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No example provided E9</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>Car parking</p>	
<p>PO10</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>E10</p> <p>On-site car parking is provided at a rate identified Schedule 7 - Car parking.</p>
<p>Noise</p>	
<p>PO11</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>PO12</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</p>	<p>E12.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E12.2</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>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>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>
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Clearing of habitat trees where not located within the Environmental areas overlay map

<p>PO13</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>
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Works criteria

<h3>Utilities</h3>	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO14</p>	<p>No example provided.</p>

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<p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	
<p>P015</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>P016</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>P017</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>E17.1</p> <p>Where in a sewerred area, the development is connected to a reticulated sewerage network.</p>
	<p>E17.2</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 AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
	<p>E17.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>P018</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>E18.1</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>E18.2</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>

<p>PO19</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>
<p>Access</p>	
<p>PO20</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO21</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 mapped on Overlay map - Road hierarchy.</p>	<p>E21.1</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>E21.2</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>E21.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO22</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E22.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;

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	<ul style="list-style-type: none"> iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
	<p>E22.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E22.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

<p>PO</p> <p>Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.</p>	<p>E</p> <p>Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - Refer to QUDM for requirements regarding trafficability.</p>
	<p>E</p> <p>Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.</p>

Street design and layout

<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p>	<p>No example provided</p>
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<p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO23</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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p>	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p>
<p>Note - The road network is mapped on Overlay map - Road hierarchy:</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p>
<p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; 	<p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

<ul style="list-style-type: none"> • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>							
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1771 1465 2051"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width</td> </tr> <tr> <td>OR</td> <td></td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width	OR	
Situation	Minimum construction						
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width						
OR							

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<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="804 203 1136 745"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1141 203 1474 745"> <p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		

<h2>Stormwater</h2>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO24</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood</p>	<p>No example provided.</p>

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<p>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>PO25</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO26</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> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>
<p>PO27</p> <p>Easements for drainage purposes are provided over:</p>	<p>E</p> <p>No example provided.</p>

<p>a. stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 387 1468 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

Site works and construction management	
<p>PO27</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO28</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>E28.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p>

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<p>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E28.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E28.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E28.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO29</p>	<p>E29</p>

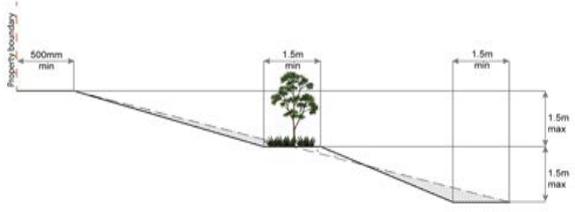
<p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO30</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E30.1</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>E30.2</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>E30.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

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	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO31</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E31</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO32</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E32.1</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>E32.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO33</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>PO34</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>E34.1</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>E34.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>E34.3</p>

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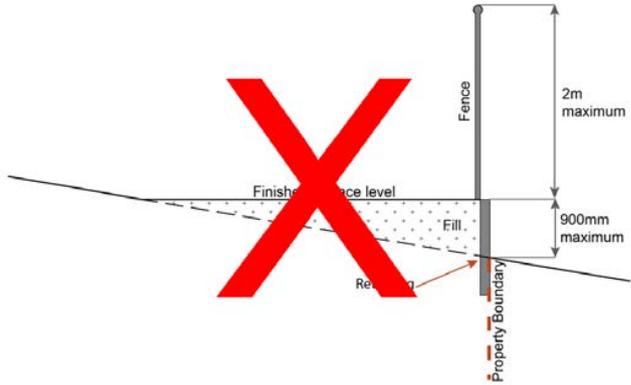
<p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p>Note – Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E34.4</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>E34.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E34.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E34.7</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>PO35</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E35</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO36</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E36.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E36.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO37</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO38</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

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<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO39</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E39</p> <p>Earth-retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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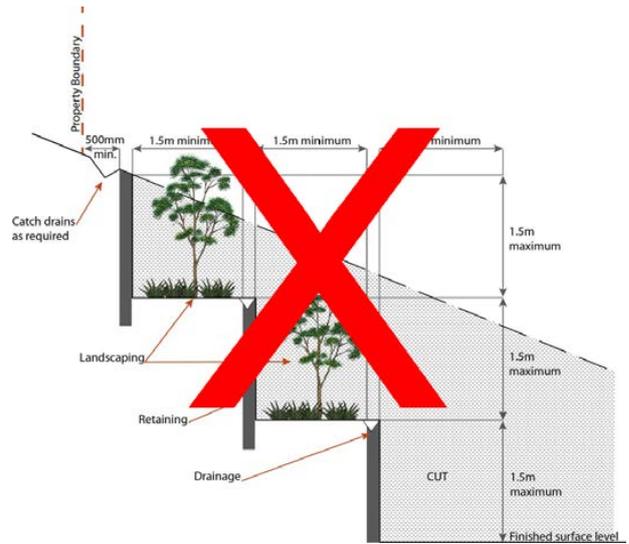


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

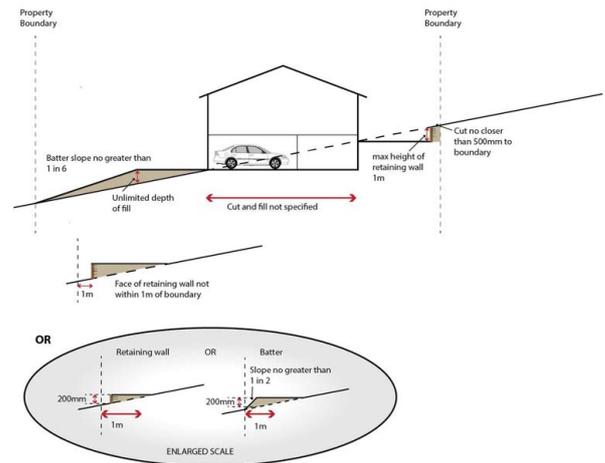
result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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.

<p>PO40</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>E40.1</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
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	<p>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> <hr/> <p>E40.2</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"> 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. <hr/> <p>E40.3</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>PO41</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>E41</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>

	<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>PO42</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>E42</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>PO43</p> <p>Development for a 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>E43</p> <p>Development for caretaker's accommodation⁽¹⁰⁾:</p> <p>a. a caretaker's accommodation⁽¹⁰⁾ has a maximum GFA of 80m²;</p> <p>b. no more than 1 caretaker's accommodation⁽¹⁰⁾ is established per site;</p> <p>c. does not gain access from a separate driveway from a road frontage.</p>
Food and drink outlet⁽²⁸⁾	
<p>PO44</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>E44.1</p> <p>The GFA does not exceed 150m², except where located in the Sports and recreation precinct where this provision does not apply.</p>
	<p>E44.2</p>

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<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. where not in the Sports and recreation precinct, any liquor or gambling activities associated with a food and drink outlet⁽²⁸⁾ is a secondary and minor component.</p>	<p>The food and drink outlet⁽²⁸⁾ operates in conjunction with a recreation or open space use occurring on the same site, except where located in the Sports and recreation precinct where this provision does not apply.</p>
	<p>E44.3</p> <p>The food and drink outlet⁽²⁸⁾ does not have a liquor or gambling licence, except where located in the Sports and recreation precinct where this provision does not apply.</p>
<p>Landing⁽⁴¹⁾</p>	
<p>PO45</p> <p>Development associated with a landing⁽⁴¹⁾:</p> <p>a. does not result in adverse impacts upon groundwater and surface water quality;</p> <p>b. does not adversely impact upon hydrological water flows;</p> <p>c. does not result in soil erosion;</p> <p>d. does not result in the loss of biodiversity quality and integrity of habitat;</p> <p>e. retains safe and convenient public access to waterways.</p>	<p>No example provided.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO46</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>E46.1</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>E46.2</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>PO47</p>	<p>E47</p>

<p>Infrastructure does not have an impact on pedestrian health and safety.</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>PO48</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>E48</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>Market⁽⁴⁶⁾</p>	
<p>PO49</p> <p>Markets⁽⁴⁶⁾:</p> <ol style="list-style-type: none"> 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; 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; does not adversely impact on the safe and efficient operation of the external road network. 	<p>E49.1</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> <p>E49.2</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>Commercial Activity Activity Group</p>	
<p>PO50</p> <p>Development on Lot 10, SP24480 at 148 Klingner Road, Kippa-Ring and known as the Redcliffe Rugby League Club:</p> <ol style="list-style-type: none"> is consistent with the intended role of the site which is to facilitate limited commercial activities associated with, and ancillary to, the operation of the Redcliffe Rugby League Club; 	<p>No example provided.</p>

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<p>b. is commercial activities is limited to short term accommodation⁽⁷⁷⁾, office⁽⁵³⁾, shops⁽⁷⁵⁾ and health services;</p> <p>c. is integrated with existing activities and uses on the site. Development does not act or perceived as a separate standalone development separate from the Redcliffe Rugby League Club;and</p> <p>d. does not undermine the viability, role or function of centres in the region.</p> <p>Note - Council may require an Economic Impact Assessment (EIA) to demonstrate compliance with this performance outcome. A EIA must demonstrate that the size, scale, range of services and location of development is commensurate with the level of existing demand and that impacts on existing and future planned centres are justified and within acceptable limits. Further details on the methodology for a EIA is outlined in Planning scheme policy - Economic impact assessment.</p>	
Tourist park⁽⁸⁴⁾	
<p>PO51</p> <p>Tourist park⁽⁸⁴⁾:</p> <p>a. 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;</p> <p>b. is located within a site area that is of sufficient size to:</p> <ul style="list-style-type: none"> i. accommodate the proposed use and associated facilities including car parking; ii. safe and convenient access to and within the site; iii. achieve a high level of convenience and privacy for occupants; iv. provide for a high level of open space and on-site amenity for users; <p>c. is setback and screened from all property boundaries to minimise adverse visual impacts on adjoining properties;</p> <p>d. is landscaped and screened in a manner that achieves the design principles outlined in Planning scheme policy - Integrated design;</p>	<p>No example provided.</p>

<p>e. create a safe environment by incorporating the key elements of crime prevention through environmental design (CPTED);</p> <p>f. does not adversely impact on the safe and efficient operations of the external road network.</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 area 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>The Telecommunications facility⁽⁸¹⁾ 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>E55.1</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>E55.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E55.3</p>

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<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>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>
<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>
<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>	

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.

PO58

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.

E58

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.

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.

PO59

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;
- e. ensure safe and effective access for emergency services during a bushfire.

E59.1

Buildings and structures are:

- a. not located on a ridgeline;
- b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard);
- c. dwellings are located on east to south facing slopes.

E59.2

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;

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	<ul style="list-style-type: none"> 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%: <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>PO60</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>E60</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>PO61</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E61</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO62</p>	<p>E62</p>

<p>Development:</p> <p>a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids;</p> <p>b. does not present danger or difficulty to emergency services for emergency response or evacuation.</p> <p>Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	<p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <p>a. Clearing of native vegetation located within an approved development footprint;</p> <p>b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</p> <p>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</p> <p>d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Grazing of native pasture by stock;</p> <p>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development</p> <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO63</p>	<p>No example provided.</p>

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<p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO64</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
<p>Vegetation clearing and habitat protection</p>	
<p>PO65</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO66</p>	No example provided.

<p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO67</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO68</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO69</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO70</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p>	No example provided.

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<ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO71</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO72</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO73</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO74</p>	<p>No example provided.</p>

<p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO75</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E75</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO76</p> <p>Development:</p> <ol style="list-style-type: none"> does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; is compatible with the operation of an Extractive industry⁽²⁷⁾; does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E76</p> <p>Development within the separation area does not include the following activities:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO77</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E77</p> <p>All habitable rooms within the separation area are:</p> <ol style="list-style-type: none"> acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; provided with mechanical ventilation.
<p>PO78</p>	<p>E78</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>

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<p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO79</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E79</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO80</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E80.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E80.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO81</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>E81</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>PO82</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>PO83</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>PO84</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction</p>	<p>E84</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree;

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<p>measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<ul style="list-style-type: none"> b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO85</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E85</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO86</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<p>E86</p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO87</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p>	<p>E87</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

<ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO88</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E88</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO89</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E89.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E89.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E89.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E89.4</p>

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	<p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E89.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO90</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E90</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas; vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO91</p> <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 water supply pipeline; maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>E91</p> <p>Development:</p> <ol style="list-style-type: none"> does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO92</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E92</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>PO93</p> <p>Development within the Gas pipeline buffer:</p> <ol style="list-style-type: none"> avoids attracting people in large numbers to live, work or congregate; avoids the storage of hazardous chemicals; maintains adequate access for any required maintenance or upgrading work; minimises risk of harm to people and property. <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>	<p>E93</p> <p>Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.</p> <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>
<p>PO94</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E94</p> <p>The following uses are not located within a Landfill buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO95</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E95</p> <p>Habitable rooms:</p> <ol style="list-style-type: none"> are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO96</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</p>	<p>No example provided.</p>

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<p>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>PO97</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> <ol style="list-style-type: none"> 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; is located and designed in a manner that maintains a high level of security of supply; is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E97</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO98</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E98</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO99</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>PO100</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>PO101</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>PO102</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>E102</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>PO103</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>E103</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>PO104</p>	<p>E104.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p>

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<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>a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.</p> <p>E104.2</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>PO105</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; b. an overland flow path where it crosses more than one premises; 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>PO106</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; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.</p>	<p>E106</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>Riparian and wetland setbacks</p>	
<p>PO107</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p>	<p>E107</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p>

<ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<ul style="list-style-type: none"> b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>																								
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)																									
<p>PO108</p> <p>Development:</p> <ul style="list-style-type: none"> a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>E108</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ul style="list-style-type: none"> a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line. 																								
<p>PO109</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>E109</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ul style="list-style-type: none"> a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height. 																								
<p>PO110</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ul style="list-style-type: none"> a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape. 	<p>E110.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 1653 1469 2107"> <thead> <tr> <th colspan="3" style="text-align: center;">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat
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G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone																				
G53 – Banksia																						
<p>PO111</p> <p>Landscaping</p> <ol style="list-style-type: none"> complements the coastal landscape character and amenity; has known resilience and robustness in the coastal environment; <p>Fences and walls:</p> <ol style="list-style-type: none"> do not appear visually dominant or conspicuous within its setting; reduce visual appearance through the use of built form articulation, setbacks, and plant screening; use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <p>Vegetation that contributes to bayside character and identity are:</p> <ol style="list-style-type: none"> retained; protected from development diminishing their significance. 	<p>E110.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p> <p>E111</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ol style="list-style-type: none"> landscaping comprises indigenous coastal species; fences and walls are no higher than 1m; and existing pine trees, palm trees, mature fig and cotton trees are retained. where over 12m in height, the building design includes the following architectural character elements: <ol style="list-style-type: none"> curving balcony edges and walls, strong vertical blades and wall planes; balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; roof top outlooks, tensile structures as shading devices; lightweight structures use white frame elements in steel and timber, bold colour contrast. 																					
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code.</p>																						

6.2.10 Rural zone code

6.2.10.1 Application - Rural zone

This code applies to undertaking development in the Rural zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code :

1. Part A of the code applies to accepted development subject to requirements
2. Part B of the code applies to assessable development.

A dwelling house⁽²²⁾ in this zone is not subject to Schedule 6, Part 2, Item 2. Development associated with a dwelling house⁽²²⁾ is subject to the relevant provisions in this code and not the dwelling house code.

6.2.10.2 Purpose - Rural zone

1. The Rural zone comprises land where general rural activities are established. In addition to land being zoned Rural, there are five separate precincts. Each precinct represents an area having significant qualities or character making them distinctive from the Rural zone in general, and each other. Therefore, in addition to the general Rural zone purpose statements, overall outcomes and assessment criteria, there are specific precinct based purpose statements, overall outcomes and assessment criteria. These provide specific guidance and directions to the land use outcomes sought in each precinct that are in addition to the Rural zone in general. Therefore, the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcomes and development tables take precedence and the general Rural zone outcomes and development tables do not apply.
2. The purpose of the **Rural zone** code is to:
 - a. provide for a wide range of rural uses including cropping⁽¹⁹⁾, intensive horticulture⁽⁴⁰⁾, intensive animal industries⁽³⁹⁾, animal husbandry⁽⁴⁾, animal keeping⁽⁵⁾ and other primary production activities;
 - b. provide for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
 - c. protect and manage significant natural features, resources, and processes, including the capacity for primary production;
 - d. ensure the rural area remains a pleasant place for people to work, live and recreate;
 - e. restrict further encroachment of urban and rural residential activities into rural areas and reinforce the Regions' identified urban footprint;
 - f. implement the policy direction set in Part 3, Strategic Framework.
3. The purpose of the **Rural zone** will be achieved through the following overall outcomes:
 - a. A wide range of rural uses, as identified in the table below, are established.

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- b. Rural activities and primary production activities are protected from intrusion by incompatible development.
- c. Intensive rural activities such as animal keeping⁽⁵⁾, aquaculture⁽⁶⁾, and intensive animal industry⁽³⁹⁾:
 - i. provide appropriate separation distance to sensitive land uses;
 - ii. avoid odour, dust, noise and visual impacts on sensitive land uses;
 - iii. avoid adversely affecting water quality in waterways and water catchments; and
 - iv. are not located adjacent to sensitive land uses or land zoned for residential and rural residential purposes.
- d. 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⁾.
- e. A range of housing options provide short-term accommodation⁽⁷⁷⁾ for tourists in proximity to tourist attractions⁽⁸³⁾.
- f. Accommodation for rural workers is provided on or in close proximity to rural activities.
- g. Active and passive outdoor recreational opportunities for residents and visitors to the region are established.
- h. Intensification of existing and new commercial and retail development does not occur.
- i. Development maintains the open area character and scenic amenity, including the low density, low intensity and dispersed built form which defines the rural place type.
- j. Development does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers). This aviation facility comprises a VHF beacon.
- k. Development does not result in adverse or nuisance impacts on adjoining properties or the wider rural environment. Any adverse or nuisance impacts are contained and internalised to the lot through location, design, operation and on-site management practices.
- l. Development generating high volumes of traffic or involving heavy vehicle traffic movements is located on roads of a standard and capacity to accommodate traffic demand.
- m. Development does not result in the establishment of industrial activities, other than rural industry⁽⁷⁰⁾.
- n. General works associated with the development achieves the following:
 - i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

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

• Animal husbandry ⁽⁴⁾	• Dwelling house ⁽²²⁾	• Park ⁽⁵⁷⁾
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<ul style="list-style-type: none"> 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 Cropping⁽¹⁹⁾, where forestry for wood production 	<ul style="list-style-type: none"> Emergency services⁽²⁵⁾ Environment facility⁽²⁶⁾ Home based business⁽³⁵⁾ Intensive animal industry⁽³⁹⁾ Intensive horticulture⁽⁴⁰⁾ Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) Non-resident workforce accommodation⁽⁵²⁾ 	<ul style="list-style-type: none"> Permanent plantation⁽⁵⁹⁾ Roadside stall⁽⁶⁸⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Sales office⁽⁷²⁾ Telecommunication facility⁽⁸¹⁾ Transport depot⁽⁸⁵⁾ (where on lots 16 ha or more) Veterinary services⁽⁸⁷⁾ Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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u. Development in the Rural zone does not include any of the following:

<ul style="list-style-type: none"> Adult store⁽¹⁾ Bar⁽⁷⁾ Brothel⁽⁸⁾ Caretaker's accommodation⁽¹⁰⁾ Car wash⁽¹¹⁾ Child care centre⁽¹³⁾ Community care centre⁽¹⁵⁾ Detention facility⁽²⁰⁾ Dual occupancy⁽²¹⁾ Dwelling unit⁽²³⁾ Funeral parlour⁽³⁰⁾ Hardware and trade supplies⁽³²⁾ Health care services⁽³³⁾ High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> Hospital⁽³⁶⁾ Hotel⁽³⁷⁾ Indoor sport and recreation⁽³⁸⁾ Low impact industry⁽⁴²⁾ Major sports, recreation and entertainment facility⁽⁴⁴⁾ Marine industry⁽⁴⁵⁾ Medium impact industry⁽⁴⁷⁾ Multiple dwelling⁽⁴⁹⁾ Nightclub entertainment facility⁽⁵¹⁾ Office⁽⁵³⁾ Outdoor sales⁽⁵⁴⁾ Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> Port services⁽⁶¹⁾ Relocatable home park⁽⁶²⁾ Research and technology industry⁽⁶⁴⁾ Residential care facility⁽⁶⁵⁾ Retirement facility⁽⁶⁷⁾ Rooming accommodation⁽⁶⁹⁾ Shop⁽⁷⁵⁾ Shopping centre⁽⁷⁶⁾ Showroom⁽⁷⁸⁾ Special industry⁽⁷⁹⁾ Theatre⁽⁸²⁾ Warehouse⁽⁸⁸⁾
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Note - A dwelling provided for a caretaker of a non-residential use in the Rural zone is defined as Rural workers' accommodation⁽⁷¹⁾.

- v. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the zone.

Precincts

4. The purpose of the **Agriculture precinct** is to recognise land that is highly suitable for productive agriculture and protecting the long-term productive capability of that land.
5. The purpose of the **Agriculture precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence:
- Uses having a focus on primary production or requiring access to fertile soils are established.
 - Development not supporting the continued use of land for primary production purposes or requiring access to fertile soils do not occur.
 - Permanent plantations⁽⁵⁹⁾ do not occur.
 - Development does not limit or constrain existing and future primary production capability of the land.
 - Development in the Agriculture precinct includes one or more of the following:

<ul style="list-style-type: none"> Animal husbandry⁽⁴⁾ Aquaculture⁽⁶⁾ Community residence⁽¹⁶⁾ Cropping⁽¹⁹⁾, where not forestry for wood production Cropping⁽¹⁹⁾, where forestry for wood production Dwelling house⁽²²⁾ Emergency services⁽²⁵⁾ Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> Home based business⁽³⁵⁾ Intensive animal industry⁽³⁹⁾ Intensive horticulture⁽⁴⁰⁾ Non-resident workforce accommodation⁽⁵²⁾ Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) 	<ul style="list-style-type: none"> Park⁽⁵⁷⁾ Roadside stall⁽⁶⁸⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Sales office⁽⁷²⁾ Telecommunication facility⁽⁸¹⁾ Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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- f. Development in the Agriculture precinct does not include any 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⁾ 	<ul style="list-style-type: none"> Hardware and trade supplies⁽³²⁾ Health care services⁽³³⁾ High impact industry⁽³⁴⁾ Hospital⁽³⁶⁾ Hotel⁽³⁷⁾ Indoor sport and recreation⁽³⁸⁾ Low impact industry⁽⁴²⁾ 	<ul style="list-style-type: none"> Parking station⁽⁵⁸⁾ Permanent plantation⁽⁵⁹⁾ Port services⁽⁶¹⁾ Relocatable home park⁽⁶²⁾ Research and technology industry⁽⁶⁴⁾ Residential care facility⁽⁶⁵⁾ Retirement facility⁽⁶⁷⁾
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6 Zones

<ul style="list-style-type: none"> • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Major sports, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ 	<ul style="list-style-type: none"> • Rooming accommodation⁽⁶⁹⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Warehouse⁽⁸⁸⁾
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Note - A dwelling provided for a caretaker of a non-residential use in the rural zone is defined as Rural workers' accommodation⁽⁷¹⁾.

- g. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.
6. The purpose of the **Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct** is to recognise the presence of multiple dwellings⁽⁴⁹⁾ and buildings on a single lot at Cedarton and Mt Nebo respectively, supported by a land management plan addressing significant on-site constraints.
7. The purpose of the **Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct** will be achieved through the following additional overall outcomes.
- Development does not expand over and above the 22 residential entitlements (multiple dwelling units⁽²³⁾) for Cedarton Foresters Cooperative site, and the 16 residential entitlements (multiple dwelling units⁽²³⁾) for the Mt Nebo plant nursery site.
 - Development is limited and is permitted to occur only in accordance with the approved Cedarton Foresters Cooperative land management plan and Mt Nebo plant nursery land management plan located at the end of the zone code and identified as Table A and Table B respectively.
 - Development obtain all necessary planning, building and plumbing approvals in a timely manner.
 - Development of the **Cedarton Foresters Cooperative** land management plan site includes one or more of the following only where in accordance with the land management plan located at the end of the zone code and identified as Table A:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Community use⁽¹⁷⁾, where for a community hall only 	<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾ • Environmental facility⁽²⁶⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Multiple dwelling⁽⁴⁹⁾ and associated outbuildings • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾
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- e. Development of the **Cedarton Foresters Cooperative** land management plan site does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾
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<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ not in accordance with Management Plan • Crematorium⁽¹⁸⁾ • 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⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • 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⁾ not in accordance with the Management Plan • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • 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⁾ • Substation⁽⁸⁰⁾ • Telecommunications facility⁽⁸¹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Utility installation⁽⁸⁶⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ not in accordance with the Management Plan • Winery⁽⁹⁰⁾
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6 Zones

- f. Development of the **Mt Nebo plant nursery** land management plan site includes one or more of the following only where in accordance with the land management plan located at the end of the zone code and identified as Table B:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Cropping⁽¹⁹⁾ • Community use⁽¹⁷⁾, where for a community hall only 	<ul style="list-style-type: none"> • Environmental facility⁽²⁶⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Multiple dwelling⁽⁴⁹⁾ and associated outbuildings • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾
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- g. Development of the **Mt Nebo plant nursery** land management plan site 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⁾ • Car wash⁽¹¹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ not in accordance with Management Plan • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • 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⁾ not in accordance with the Management Plan • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ 	<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⁾ • 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⁾ • Substation⁽⁸⁰⁾ • Telecommunications facility⁽⁸¹⁾ • Theatre • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾
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<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Transport depot⁽⁸⁵⁾ • Utility installation⁽⁸⁶⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ not in accordance with the Management Plan • Winery⁽⁹⁰⁾
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h. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.

8. The purpose of the **Hamlet precinct** is to recognise existing, isolated small lot residential development at Mt Mee, Mt Glorious and Mt Nebo.
9. The purpose of the **Hamlet precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence :
- Residential development is low density and in the form of low rise, single detached dwellings on large residential lots. Dual occupancy⁽²¹⁾ and other forms of multi-unit development do not establish.
 - No further urban expansion due to the separation and isolation from existing population centres resulting in the inefficient demand for additional facilities and services, presence of significant physical constraints (e.g flooding, bushfire etc) and servicing constraints.
 - Limited rural uses establish to protect existing sensitive land uses.
 - Development in the Hamlet precinct includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Community residence⁽¹⁶⁾ • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Environmental facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Park⁽⁵⁷⁾ 	<ul style="list-style-type: none"> • Roadside stall⁽⁶⁸⁾ • Sales office⁽⁷²⁾ • Telecommunication facility⁽⁸¹⁾
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e. Development in the Hamlet precinct does not include one or more of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ 	<ul style="list-style-type: none"> • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Parking station⁽⁵⁸⁾
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6 Zones

<ul style="list-style-type: none"> • Brothel⁽⁸⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Child care centre • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Major sports, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Warehouse⁽⁸⁸⁾
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Note - A dwelling provided for a caretaker of a non-residential use in the Rural zone is defined as Rural workers' accommodation⁽⁷¹⁾.

- f. Development not included in the tables above will be considered on its merits and where it reflects and supports the outcomes of the precinct.
10. The purpose of the **Woodfordia and abbey surrounds precinct** is to support uses that have a nexus with, and are ancillary to, festivals and events occurring on land in close proximity to the Community facilities zone.
11. The purpose of the **Woodfordia and abbey surrounds precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence:
- a. Activities having a nexus with, and ancillary to, festivals and events occurring in conjunction with Woodfordia and the Abbey sites are supported where:
 - i. activities do not compete with similar uses in Woodford township;
 - ii. activities do not detract from the primary role of the Woodfordia site or the Abbey site;
 - iii. activities are limited in size and scale and do not have adverse impacts on the rural character and amenity, including noise, traffic, waste disposal impacts.
 - b. Outside the times of festivals and events occurring in conjunction with Woodfordia and the Abbey sites, land resumes a rural purpose or small scale tourism activities comprising eco-based tourism, agricultural based education and recreation activities.
 - c. The built form associated with development does not adversely impact on the natural values and low-set built form, low density, open area character of the Rural zone.

- d. Development does not degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality.
- e. Development avoids establishing in areas subject to constraint or hazard.
- f. Development in the Woodfordia and abbey surrounds precinct includes the following:

<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 more than 200m² or housed tanks less than 50m²) • Community residence⁽¹⁶⁾ • Cropping⁽¹⁹⁾ (where not forestry for wood production) • Cropping⁽¹⁹⁾ (where forestry for wood production) • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ (where for agricultural education, agricultural training facilities) • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ • Nature-based tourism⁽⁵⁰⁾ • Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) 	<ul style="list-style-type: none"> • Non-resident workforce accommodation⁽⁵²⁾ • Park⁽⁵⁷⁾ • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Short-term accommodation⁽⁷⁷⁾ • Telecommunications facility⁽⁸¹⁾ • Transport depot⁽⁸⁵⁾ (where on lots 16 ha or more) • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- g. Development in the Woodfordia and abbey surrounds precinct does not include any 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⁾ • Community care centre⁽¹⁵⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ • Major sports, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾
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<ul style="list-style-type: none"> • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ 	<ul style="list-style-type: none"> • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Warehouse⁽⁸⁸⁾
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h. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.

12. The purpose of the **Rural living investigation precinct** is investigate the suitability of land for future rural living purposes.

13. The purpose of the **Rural living investigation precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence.

a. Appropriate interim uses occur pending completion of the investigation for this area.

b. Development in the Rural living investigation precinct includes one or more of the following:

<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 • Cropping⁽¹⁹⁾, where 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⁾ • Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) 	<ul style="list-style-type: none"> • Non-resident workforce accommodation⁽⁵²⁾ • Park⁽⁵⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Telecommunication facility⁽⁸¹⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery • Winery⁽⁹⁰⁾
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c. Development in the Rural living investigation precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾
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<ul style="list-style-type: none"> • 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⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Intensive animal industry⁽³⁹⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sports, 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⁾ • Outdoor sales⁽⁵⁴⁾ 	<ul style="list-style-type: none"> • 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⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Warehouse⁽⁸⁸⁾
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- d. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.

6.2.10.3 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.10.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.10.1, 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	PO2
RAD2	PO3
RAD3	PO4
RAD4	PO5
RAD5	PO5

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Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD6	PO7
RAD7	PO8
RAD8	PO9
RAD9	PO10
RAD10	PO13-PO16
RAD11	PO13-PO16
RAD12	PO17
RAD13	PO18 - PO21, PO23
RAD14	PO21
RAD15	PO22
RAD16	PO26
RAD17	PO26
RAD18	PO28-PO30
RAD19	PO31
RAD20	PO32
RAD21	PO34
RAD22	PO36
RAD23	PO37
RAD24	PO34
RAD25	PO38, PO41, PO42
RAD26	PO38
RAD27	PO40
RAD28	PO45
RAD29	PO46
RAD30	PO46
RAD31	PO47
RAD32	PO47
RAD33	PO48
RAD34	PO48
RAD35	PO49
RAD36	PO50
RAD37	PO51
RAD38	PO51
RAD39	PO54

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD40	PO54
RAD41	PO54
RAD42	PO55
RAD43	PO54
RAD44	PO56
RAD45	PO56
RAD46	PO56
RAD47	PO56
RAD48	PO57
RAD49	PO57
RAD50	PO58
RAD51	PO64
RAD52	PO64
RAD53	PO65
RAD54	PO65
RAD55	PO65
RAD56	PO65
RAD57	PO65
RAD58	PO67
RAD59	PO68
RAD60	PO68
RAD61	PO68
RAD62	PO69
RAD63	PO69
RAD64	PO70
RAD65	PO70
RAD66	PO70
RAD67	PO70
RAD68	PO70
RAD69	PO71
RAD70	PO74
RAD71	PO75
RAD72	PO73, PO76
RAD73	PO76

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Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD74	PO76
RAD75	PO76
RAD76	PO78
RAD77	PO80
RAD78	PO80
RAD79	PO81
RAD80	PO82
RAD81	PO83
RAD82	PO85
RAD83	PO85
RAD84	PO94
RAD85	PO95
RAD86	PO95
RAD87	PO96
RAD88	PO97
RAD89	PO98
RAD90	PO99-PO110
RAD91	PO99-PO110
RAD92	PO111
RAD93	PO112
RAD94	PO113
RAD95	PO114
RAD96	PO115
RAD97	PO116
RAD98	PO116
RAD99	PO117-PO118
RAD100	PO117
RAD101	PO120
RAD102	PO120
RAD103	PO120
RAD104	PO121
RAD105	PO122
RAD106	PO123
RAD107	PO124

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD108	PO125
RAD109	PO125
RAD110	PO128
RAD111	PO126
RAD112	PO126
RAD113	PO126
RAD114	PO126
RAD115	PO127
RAD116	PO127
RAD117	PO130-PO131
RAD118	PO130-PO131
RAD119	PO132
RAD120	PO134-PO136, PO139-PO140
RAD121	PO134-PO136, PO139-PO140
RAD122	PO134-PO136
RAD123	PO137
RAD124	PO141
RAD125	PO142
RAD126	PO143
RAD127	PO144
RAD128	PO145
RAD129	PO145

Where building work for a Dwelling house is listed as acceptable development subject to requirements in the relevant table of assessment, but cannot comply with one or more of the Requirements for Accepted Development (RADs) listed as a concurrence agency issue in the table below, Council will undertake an assessment of those aspects of non-compliance as part of its concurrence agency role for the required building development application. In those instances, the non-compliance does not change the level of assessment, and will be assessed by Council against the performance outcome listed above for the corresponding requirements for accepted development (RAD).

Where building work for a Dwelling house which would otherwise be accepted development subject to requirements cannot comply with a requirement for accepted development that is **not** listed as a concurrence agency issue, it becomes assessable development in accordance with section 5.3.3(1)(a)(iii).

Editor's note - The non-compliance triggers a limited code assessment unless specified otherwise.

Concurrence agency issues for building work	
Alternative provisions to the QDC	Matters that relate to amenity and aesthetics
RAD2	Nil

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RAD9	
RAD31	
RAD32	
RAD33	

Editor's note - See also Council's policy on other forms of building work that may trigger an amenity and aesthetics assessment. That assessment is undertaken against the measures contained in the policy, not the provisions of this planning scheme or any planning scheme policy.

Part A - Requirements for accepted development - Rural zone

Table 6.2.10.1 Requirements for accepted development - Rural zone

Requirements for accepted development	
General requirements	
Development footprint	
RAD1	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	
RAD2	<p>Unless otherwise specified elsewhere in this code, Building building height and all structures do not exceed the height identified on Overlay map - Building heights; except in the Hamlet precinct, where outbuildings, free standing car ports or garages do not exceed 3.5m.</p> <p>Note - This is an alternative provision to the QDC for building work associated with a Dwelling house⁽²²⁾, and is a concurrence agency issue.</p> <p>Note - This provision does not apply to telecommunication facilities.</p>
Building on sloping land	
RAD3	<p>Building and site design on slopes between 10% and 15%:-</p> <ol 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 provision does not apply to outbuildings or any building work.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
Setbacks	
RAD4	<p>Unless otherwise specified elsewhere in the zone code and where not located in a bushfire prone area, the minimum setbacks from a lot boundary for buildings and structures other than a dwelling house, are as follows:</p> <ol style="list-style-type: none"> a. road boundary - 6m

	<p>b. side boundary - 4.5m</p> <p>c. rear boundary - 4.5m.</p> <p>Note - Where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
RAD5	<p>For lots located in the Hamlet precinct, the minimum setback from a boundary are as follows:</p> <p>a. road boundary - 6m</p> <p>b. side boundary - 1.5m for lots having 1000m² or less; 3m for lots greater than 1000m²</p> <p>c. rear boundary - 4m.</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>
Waste treatment	
RAD7	<p>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.</p>
Rural uses setbacks	
RAD8	<p>The following uses, associated buildings and structures are setback from all lot boundaries as follows:</p> <p>a. Animal husbandry⁽⁴⁾ (buildings only) – 10m</p> <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 within an enclosed building of tanks and associated equipment - 20m</p> <p>e. Cropping⁽¹⁹⁾ (building only) – 10m</p> <p>f. Intensive horticulture⁽⁴⁰⁾ – 20m</p> <p>g. Nature-based tourism⁽⁵⁰⁾ - 40m</p> <p>h. Non-resident workforce accommodation⁽⁵²⁾ - 40m</p> <p>i. Permanent plantations⁽⁵⁹⁾ – 25m</p> <p>j. Rural Industry⁽⁷⁰⁾ - 20m</p> <p>k. Rural workers' accommodation⁽⁷¹⁾ - 40m</p>

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	<ul style="list-style-type: none"> l. Short-term accommodation⁽⁷⁷⁾ - 40m m. Tourist park⁽⁸⁴⁾ - 40m n. Transport depot⁽⁸⁵⁾, including all vehicle parking, storage and driveway areas – 30m o. Wholesale nursery⁽⁸⁹⁾ – 10m p. Winery⁽⁹⁰⁾ (buildings only) - 10m.
Car parking (for other than Non-resident workforce accommodation and Rural workers' accommodation)	
RAD9	<p>On-site car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>Note - This is an alternative provision to the QDC for building work associated with a Dwelling house⁽²²⁾, and is a concurrence agency issue.</p>
Hazardous Chemicals	
RAD10	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.
RAD11	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 where not located in the Environmental areas overlay map	
RAD12	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>

Works requirements

Utilities

RAD13	<p>Where available, the development is connected to:-</p> <ul 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. <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD14	<p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p> <p>Note – A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
RAD15	<p>Where not in an existing connections area or future connections area as detailed in the Unitywater Connections Policy (Water), development is provided with an adequate water supply of 45,000 litres by way of on-site storage.</p>

Access

RAD16	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ul style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road; and not associated with a Dwelling house: <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
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RAD17	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater									
RAD18	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. 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.								
RAD	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.								
RAD	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows: <table border="1" data-bbox="263 1265 1468 1713"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management	
RAD19	The site and any existing structures are to be maintained in a tidy and safe condition.

RAD20	<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, Planning scheme policy – Stormwater management and Planning scheme policy – Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD23	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>
RAD21	<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>
RAD24	<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>
RAD22	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

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Earthworks	
RAD26	<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="color: red;">Note -- This is site earthworks not building work.</p>
RAD	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	<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>
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p style="text-align: center;">Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	<p>All fill and excavation is contained on-site and is free draining.</p>
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p>

	<p>a. limited to that necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.</p>
RAD25	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD26	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <p>a. reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the filling or excavation works being undertaken.;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>

Use specific requirements

Dwelling house⁽²²⁾

RAD28	Residential density does not exceed one dwelling house ⁽²²⁾ per lot.
RAD29	<p>The minimum setbacks from a lot boundary are as follows:</p> <p>a. road boundary -- 6m</p> <p>b. side boundary -- 4.5m</p> <p>c. rear boundary -- 4.5m.</p> <p>Note -- 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 is a quantifiable standard that is an alternative provision to the QDC, part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.</p> <p>Note -- This provision does not apply where a development footprint exists for a lot.</p>

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<p>RAD30</p>	<p>Where located in the Hamlet precinct, the minimum setbacks from a lot boundary are as follows:</p> <ol style="list-style-type: none"> road boundary -- 6m side boundary -- 1.5m for lots having 1000m² or less -- 3m for lots greater than 1000m² rear boundary -- 4m. <p>Note -- This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.</p> <p>Note -- This provision does not apply where a development footprint exists for a lot.</p>
<p>RAD34</p>	<p>Building height for a dwelling house⁽²²⁾ does not exceed the maximum height identified on Overlay map -- Building heights.</p>
<p>RAD32</p>	<p>Where located in the Hamlet precinct, building height does not exceed:</p> <ol style="list-style-type: none"> that on Overlay map -- Building heights; or 3.5m for outbuildings, free standing car ports or garages.
<p>RAD33</p>	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house⁽²²⁾ or outbuilding on the land:-</p> <ol style="list-style-type: none"> RL 39.63m AHD being the full supply level to Lake Samsonvale; and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Note - This is an alternative provision to the QDC for building work associated with a Dwelling house(22), and is a concurrence agency issue.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
<p>RAD34</p>	<p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP 111653 or Lot RP 8 111268; and 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>

RAD35	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.
RAD36	<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; ensure the height of any cut or fill, whether retained or not, does not exceed 900mm. <p>Note - This provision does not apply to outbuildings or any building work.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
Dwelling house⁽²²⁾ - secondary dwelling	
RAD37	<p>The maximum GFA for a secondary dwelling is as follows:</p> <ol style="list-style-type: none"> in the Rural zone - 100m²; in the Hamlet precinct - 45m² for a lot with a primary frontage less than 15m; In the Hamlet precinct - 55m² for a lot with a primary frontage of 15m or more; in the Agriculture precinct - 100m² in the Rural living investigation precinct - 100m². <p>Note - In the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct, no secondary dwellings are permitted as part of the Land Management Plan.</p>
RAD38	The secondary dwelling obtains access from the existing driveway giving access to the dwelling house ⁽²²⁾ .
Home based business⁽³⁵⁾	
RAD39	Home based business ⁽³⁵⁾ (s) are fully contained within a dwelling or on-site structure, except for a home based child care facility.
RAD40	The maximum total use area is 100m ² , except where in the Hamlet precinct, the maximum total use area is 40m ² .
RAD41	<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>
RAD42	<p>Hours of operation are restricted to 8.00am to 6.00pm Monday to Saturdays and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for:</p> <ol style="list-style-type: none"> bed and breakfast or farm stay 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; starting and warming up of heavy vehicles, which can commence at 7.00am.

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<p>RAD43</p>	<p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p> <ol style="list-style-type: none"> a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. <p>EXCEPT</p> <p>In the Hamlet precinct, no heavy vehicles, trailers and motor vehicles are stored or parked on-site. Only 1 small rigid vehicle (SRV) is permitted to be parked or stored on-site.</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>RAD44</p>	<p>The home based business 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>
<p>RAD45</p>	<p>The home based business⁽³⁵⁾ does not generate noise that is audible from the boundary of the lot.</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 vehicle or motor vehicles.</p>
<p>RAD46</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>RAD47</p>	<p>The home based business⁽³⁵⁾ does not involve an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i>.</p>
<p>RAD48</p>	<p>Only goods grown, produced or manufactured on-site are sold from the site.</p>
<p>RAD49</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>RAD50</p>	<p>For bed and breakfast and farmstays:</p> <ol style="list-style-type: none"> a. overnight accommodation 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.
<p>Nature-based tourism⁽⁵⁰⁾</p>	

RAD51	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Nature-based tourism⁽⁵⁰⁾ on the land:-</p> <ul style="list-style-type: none"> a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any Nature-based tourism⁽⁵⁰⁾ on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
RAD52	<p>Waste/effluent disposal systems are located at least:-</p> <ul style="list-style-type: none"> a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 ; and b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
Non-residential workforce accommodation⁽⁵²⁾	
RAD53	No more than 1 Non-residential workforce accommodation ⁽⁵²⁾ use per site.
RAD54	Non-residential workforce accommodation ⁽⁵²⁾ is contained within 1 structure.
RAD55	Non-residential workforce accommodation ⁽⁵²⁾ obtains access from the existing driveway giving access to the Dwelling house.
RAD56	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Non-resident workforce accommodation⁽⁵²⁾ on the land:-</p> <ul style="list-style-type: none"> a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any Non-resident workforce accommodation⁽⁵²⁾ on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
RAD57	<p>Waste/effluent disposal systems are located at least:-</p> <ul style="list-style-type: none"> a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268; and b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.

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	Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers
Permanent plantation⁽⁵⁹⁾	
RAD58	Planting only comprises native species naturally occurring in the area.
Roadside stall⁽⁶⁸⁾	
Note - These provisions do not apply to a home based business ⁽³⁵⁾	
RAD59	No more than one roadside stall per property.
RAD60	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD61	The maximum area associated with a roadside stall ⁽⁶⁸⁾ , including any larger separate items displayed for sale, does not exceed 20m ² .
RAD62	Car parking for 2 vehicles is provided off the road carriage and located 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 site.
RAD65	Rural workers' accommodation ⁽⁷¹⁾ is contained within 1 structure.
RAD66	Rural workers' accommodation ⁽⁷¹⁾ obtains access from the existing driveway giving access to the dwelling house ⁽²²⁾ .
RAD67	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and Rural workers' accommodation⁽⁷¹⁾ on the land:-</p> <ol style="list-style-type: none"> RL 39.63m AHD being the full supply level to Lake Samsonvale; and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any Rural workers' accommodation⁽⁷¹⁾ on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
RAD68	<p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268; and 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
Sales office⁽⁷²⁾	

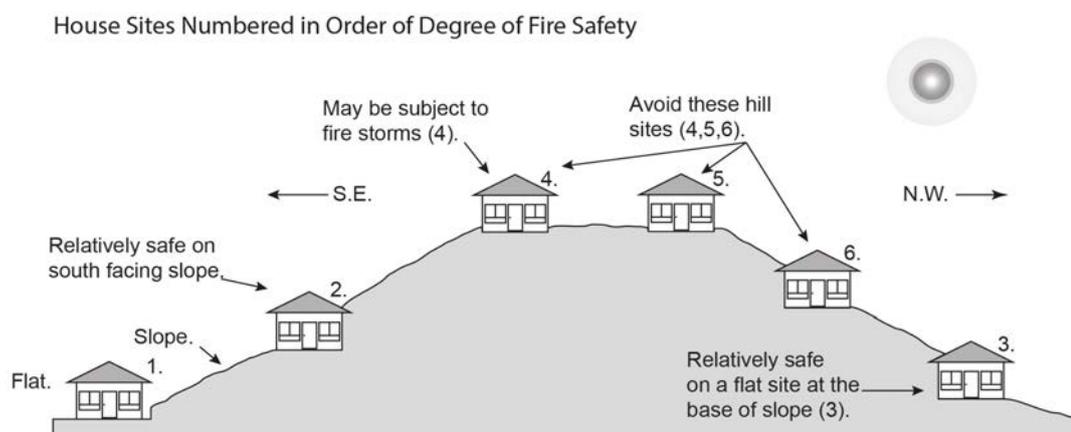
RAD69	A sales office ⁽⁷²⁾ is located on the site for no longer than 2 years.
Telecommunications facility⁽⁸¹⁾	
Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic 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 area 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.
Transport depot⁽⁸⁵⁾	
RAD77	Development, including all vehicle parking, drive way areas and storage areas, is set back 30m from all property boundaries.
RAD78	The maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows: <ul style="list-style-type: none"> a. 4 heavy vehicles b. 4 trailers c. Up to 6 motor vehicles. <p>Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house⁽²²⁾</p>
RAD79	No vehicle servicing or major repairs, including spray painting or panel beating is undertaken on the site.

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	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.																								
RAD80	<p>a. Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), non-transparent fence(s) or a combination to 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>																								
RAD81	Development has direct vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy).																								
Winery⁽⁹⁰⁾																									
RAD82	The maximum use area including all buildings, structures, driveways and parking areas is 1500m ² .																								
RAD83	The winery ⁽⁹⁰⁾ is accessed from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy).																								
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>																									
RAD84	<p>Development does not involve:</p> <p>a. excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or</p> <p>b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD.</p>																								
<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Surface Elevation</th> <th>Excavation Volume</th> <th>Filling Volume</th> <th>Filling Depth</th> <th>Assessable (✓)</th> <th>Self-assessable (X)</th> </tr> </thead> <tbody> <tr> <td>≤ 5m AHD</td> <td>> 500m³</td> <td>> 0.5m</td> <td>< 0.5m</td> <td>✓</td> <td>X</td> </tr> <tr> <td>> 5m and < 20m AHD</td> <td>≥ 100m³</td> <td>< 100m³</td> <td>-</td> <td>✓</td> <td>X</td> </tr> <tr> <td>≥ 20m AHD</td> <td>-</td> <td>-</td> <td>-</td> <td>X</td> <td>X</td> </tr> </tbody> </table>		Surface Elevation	Excavation Volume	Filling Volume	Filling Depth	Assessable (✓)	Self-assessable (X)	≤ 5m AHD	> 500m ³	> 0.5m	< 0.5m	✓	X	> 5m and < 20m AHD	≥ 100m ³	< 100m ³	-	✓	X	≥ 20m AHD	-	-	-	X	X
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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 overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.

- RAD85**
- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
 - b. Dwellings are located on east to south facing slopes.



(1 being the safest , 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

- RAD86** 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 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 structure; and
 - ii. to each fire fighting water supply extraction point.

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

- RAD87** The length of driveway:

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	<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.
RAD88	<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.
RAD89	Development does not involve the manufacture or storage of hazardous chemicals.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

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

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

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

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

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

<p>RAD90</p>	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².</p> <p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
<p>RAD91</p>	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD92	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD93	Development within the separation area does not include the following uses: <ol style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD94	All habitable rooms within the separation area are: <ol style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD95	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD96	The following uses are not located within the 100m wide transport route buffer: <ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD97	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.

RAD98	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
<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>	
RAD99	<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>
RAD100	<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>
RAD101	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD102	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD103	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)</p>	
RAD104	<p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD105	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
RAD106	Development does not involve the manufacture, handling or storage of hazardous chemicals.

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Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD107	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ol style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house;⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD108	<p>Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
RAD109	<p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
RAD110	<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"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD111	<p>On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.</p>
RAD112	<p>On-site sewerage facilities in a Water supply buffer for a dwelling house⁽²²⁾ include:</p> <ol style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD113	<p>On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.</p>

RAD114	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD115	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD116	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD117	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.
RAD118	All habitable rooms located within an Electricity supply substation buffer are: <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.
RAD119	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD120	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.
RAD121	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>
RAD122	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD123	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.
RAD124	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD125	No development is to occur within: <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.

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

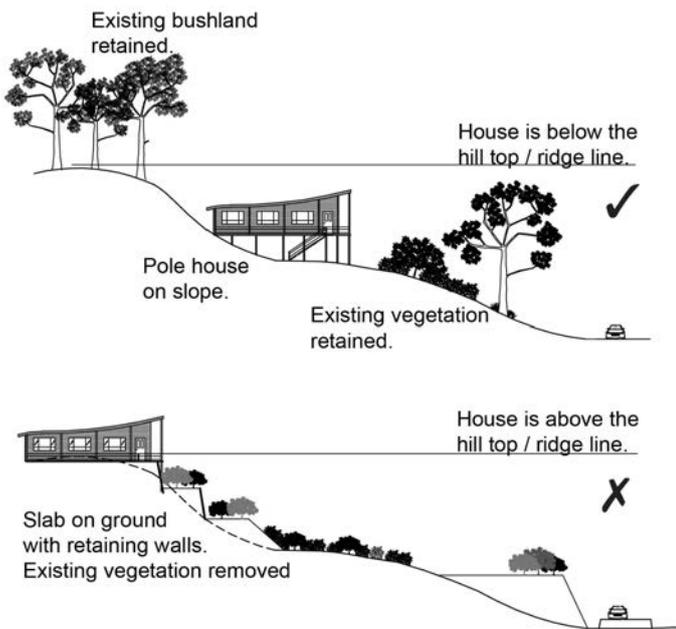
Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.

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

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

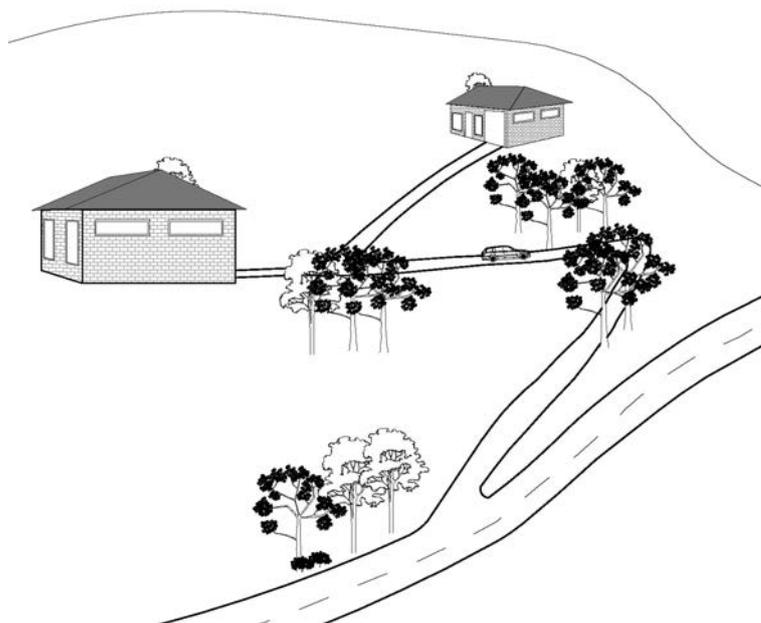
RAD126 Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

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



RAD127 Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:

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



RAD128 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

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

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

RAD129 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.

Transport noise corridors (refer Overlay map - Transport noise corridors)

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This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code.

Part B - Criteria for assessable development - Rural zone

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 6.2.10.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.10.2 Assessable development - Rural zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
General performance outcome for all development	
<p>PO1</p> <p>Development:</p> <ul style="list-style-type: none"> a. adds value to an existing rural activity, the natural environment, or a tourism attraction; b. does not prejudice the ongoing operation of an existing or approved rural activity; c. is adequately serviced with necessary infrastructure to meet on-site needs and requirements; d. ensures adequate on-site stormwater and waste disposal is provided to avoid adverse impacts on water quality; e. is a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the Rural zone; f. is designed, located and operated in a manner that avoids nuisance impacts on sensitive land uses; g. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; h. avoids being obtrusive or visually dominant by achieving low-set built form; i. uses natural and non-reflective materials and colours consistent with existing and surrounding rural buildings and rural environment, except where materials such as netting, shade cloth and similar coverings are necessary for agricultural operations; 	No example provided.

<ul style="list-style-type: none"> j. is not subject to a development constraint such as, but not limited to, flood, steep slope, waterway setback and significant vegetation; and k. does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values. 	
Development footprint	
<p>PO2</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>E2</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>PO3</p> <p>Height of buildings and structures:</p> <ul style="list-style-type: none"> a. is consistent with the existing low rise, open area and low density character and amenity of the Rural zone and its precincts; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises; c. for buildings in the Hamlet precinct, the height of buildings reflect the individual character of the area; d. does not adversely affect the operation of aviation facility at Mt Glorious by adopting design or on-site management measures that: <ul style="list-style-type: none"> i. ensures a physical line-of-sight between transmitting or receiving devices. ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility. 	<p>E3</p> <p>Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights; except in the Hamlet precinct, where outbuildings, free standing car ports or garages do not exceed 3.5m.</p>
Building on sloping land	
<p>PO4</p>	<p>E4</p> <p>Building and site design on slopes between 10% and 15% must:</p>

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<p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to avoid single-plane slabs and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any visual impact on the landscape character of the Rural zone; and d. protecting the amenity of adjoining properties. 	<ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; and b. avoid single-plane slabs and benching c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.
Setbacks	
<p>PO5</p> <p>Setbacks are:</p> <ul style="list-style-type: none"> a. sufficient to minimise overlooking and maintain privacy of adjoining properties; and b. sufficient to ensure development is not visually dominant or overbearing on adjoining properties. 	<p>E5.1</p> <p>Unless specified elsewhere in the zone code, the minimum setback from a boundary is as follows:</p> <ul style="list-style-type: none"> a. road boundary – 6m b. side boundary – 4.5m c. rear boundary – 4.5m. <p>E5.2</p> <p>For lots located in the Hamlet precinct, the minimum setback from a boundary is as follows:</p> <ul style="list-style-type: none"> a. road boundary - 6m b. side boundary - 1.5m for lots having 1000m² or less; 3m for lots greater than 1000m² c. rear boundary - 4m.
<p>PO6</p> <p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, dwelling houses⁽²²⁾, outbuildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p>E6.1</p> <p>For sites within the catchment of Lake Samsonvale or Lake Kurwongbah a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house⁽²²⁾ or outbuilding on the land:-</p> <ul style="list-style-type: none"> a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p>

	<p>No part of any dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p>
	<p>E6.2</p> <p>Waste/effluent disposal systems are located at least:</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268; and 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.
Amenity	
<p>PO7</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 nuisance.</p>	<p>No example provided.</p>
Waste treatment	
<p>PO8</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>E8</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>
Rural uses setbacks	
<p>PO9</p> <p>Development ensures:</p> <ol style="list-style-type: none"> sufficient separation from existing sensitive land uses to avoid adverse impacts from chemical spray, fumes, odour and dust; environmental nuisance or annoyance resulting from-but not limited to-noise, storage of materials and waste does not adversely impact on sensitive land uses; and buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the rural environment. 	<p>E9</p> <p>The following uses and associated buildings are setback from all property boundaries as follows:</p> <ol style="list-style-type: none"> Animal husbandry (buildings only) – 10m Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m Aquaculture⁽⁶⁾ involving ponds or water behind dams – 100m Aquaculture⁽⁶⁾ involving the housing of tanks and associated equipment - 20m Cropping⁽¹⁹⁾ (building only) – 10m Intensive horticulture⁽⁴⁰⁾ – 20m

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	<ul style="list-style-type: none"> g. Nature-based tourism⁽⁵⁰⁾, Short-term accommodation and Tourist park⁽⁸⁴⁾ - 40m h. Permanent plantations⁽⁵⁹⁾ – 25m i. Rural Industry⁽⁷⁰⁾ - 20m j. Rural workers' accommodation⁽⁷¹⁾ - 40m k. Transport depot⁽⁸⁵⁾, including all vehicle parking, storage and driveway areas – 30m l. Wholesale nursery⁽⁸⁹⁾ – 10m m. Winery⁽⁹⁰⁾ (buildings only) - 10m.
Car parking	
<p>PO10</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>E10</p> <p>On-site car parking is provided in accordance Schedule 7 - Car parking.</p>
Noise	
<p>PO11</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>PO12</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 	<p>E12.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E12.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

<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> <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>
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Hazardous Chemicals

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

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

<p>PO13</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>E13.1</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.
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	<p>If criteria E1.1 (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>E13.2</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 E1.2 (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>E13.3</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> <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. 14kPa overpressure;ii. 12.6kW/m² heat radiation.
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	If criteria E1.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6} /year.
PO14 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.	E14 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.
PO15 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.	E15 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.
PO16 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.	E16.1 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: 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.
	E16.2 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.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO17 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where	No example provided.

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<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>	
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Works criteria

Utilities	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is effective in delivery of service and meets reasonable community expectations; has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; ensures a logical, sequential, efficient and integrated roll out of the service network; 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>E</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO18</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>PO19</p>	<p>No example provided.</p>

<p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	
<p>PO20</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 sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E24.2</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>E24.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO22</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>E22.1</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>E22.2</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>
<p>PO23</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No example provided.</p>

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Access	
<p>PO24</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<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 mapped on Overlay map - Road hierarchy.</p>	<p>E25.1</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>E25.2</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>E25.3</p> <p>The lot development layout allows forward vehicular 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 and constructed in accordance with:</p> <ol style="list-style-type: none"> where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> Planning scheme policy - Integrated design; Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; Planning scheme policy - Integrated design; Schedule 8 - Service vehicle requirements; Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austrroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

	<p>E26.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and the relevant standards in Planning scheme policy - Integrated design; and Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E</p> <p>Crossovers and driveways associated with a Dwelling house are designed, located and constructed in accordance with Planning scheme policy - Integrated design.</p>
	<p>E26.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

Street design and layout

PO

No example provided

6 Zones

<p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ul style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO27</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <ul 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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p>	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p>

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

Note -- The primary and secondary active transport network is mapped on Overlay map -- Active transport

Note -- 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:

- 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:

Note -- Refer to Planning scheme policy -- Integrated design for road network and active transport network design standards:

The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.

Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;

- development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic;
- forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;
- Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;
- Residential development greater than 50 lots or dwellings;
- Offices greater than 4,000m² Gross Floor Area (GFA);
- Retail activities including Hardware and trade supplies;
- Showroom, Shop or Shopping centre greater than 1,000m² GFA;
- Warehouses and Industry greater than 6000m² GFA;
- On-site carpark greater than 100 spaces;
- Development has a trip generation rate of 100 vehicles or more within the peak hour;
- Development which dissects or significantly impacts on an environmental area or an environmental corridor.

Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.

Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.

E

The active transport network is extended in accordance with Planning scheme policy - Integrated design.

6 Zones

<p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p> <p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ol style="list-style-type: none"> a. Where the through road provides an access or collector function: <ol style="list-style-type: none"> i. intersecting road located on same side = 100 metres; ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: <ol style="list-style-type: none"> i. intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: <ol style="list-style-type: none"> i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres.

	<p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p>
	<p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p>
	<p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p>
	<p>E</p> <p>Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through the development footprint.</p>
	<p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p>	<p>E</p>

6 Zones

<p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO28</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<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 achievement of this performance outcome.</p>	<p>No example provided.</p>
<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 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>PO</p>	<p>E</p> <p>No example provided.</p>

<p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater dams to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 387 1468 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p> <p>E</p> <p>Easements are provided over all headwalls and outlet structures within private land. The easement is to cover all drainage works and extend to the point where the stormwater flows return to natural flow conditions.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 								

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Site works and construction management	
<p>PO31</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO32</p> <p>All works on-site are managed to:</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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>E32.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> 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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties. <p>E32.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E32.3</p>

	<p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
<p>PO33</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E32.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO34</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <p>a. the aggregate volume of imported or exported material is greater than 1000m³; or</p>	<p>E33.1</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p> <p>E</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p> <p>E34.1</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>E34.2</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>E34.3</p>

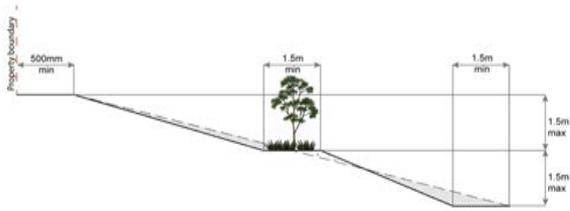
6 Zones

<p>b. the aggregate volume of imported or exported material is greater than 200m³ per day; or</p> <p>c. the proposed haulage route involves a vulnerable land use or shopping centre.</p> <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO35</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E35</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p>	<p>E</p>

<p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO36</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E36.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E36.2</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO37</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>

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<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>	
<p>Earthworks</p>	
<p>PO38</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 fill 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 months of the commencement date.</p>	<p>E38.1</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>E38.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E38.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E38.4</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>E38.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E38.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that area required for the necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E38.7</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>PO39</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E39</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>PO40</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E40.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E40.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO</p> <p>Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.</p>	<p>E</p> <p>The area subject to filling or excavation does not contain any utility services.</p> <p>E</p>

6 Zones

	<p>The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.</p> <p>E</p> <p>The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres.</p> <p>Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.</p>
<p>PO41</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO42</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:

	<ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

PO43

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

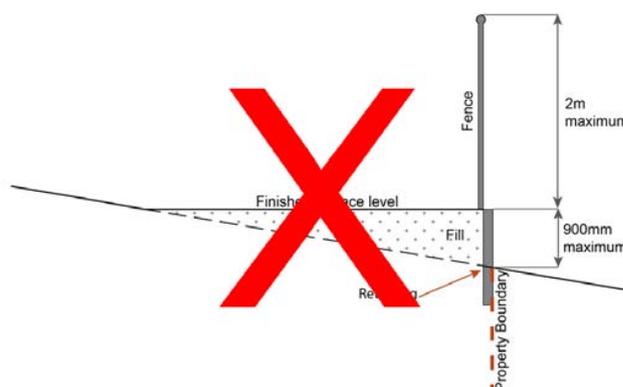
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E43

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 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

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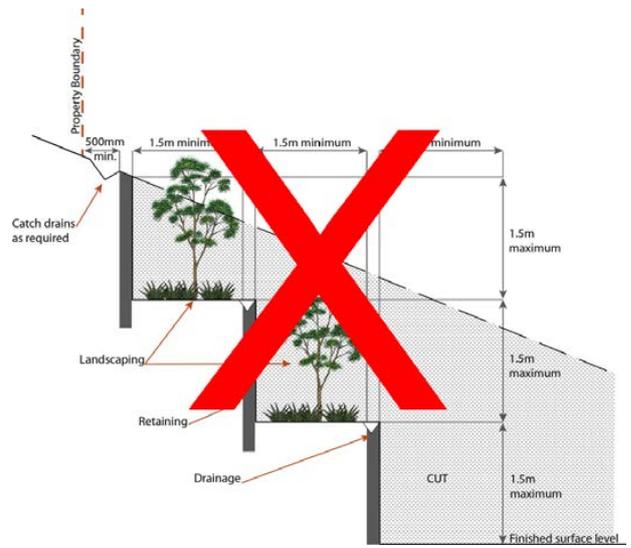
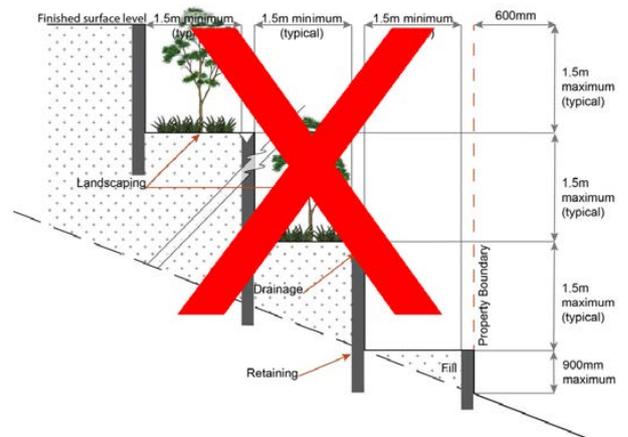


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

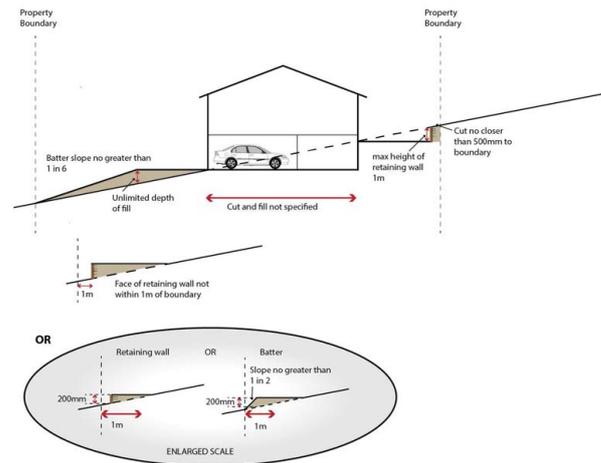
OR

- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

6 Zones

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Use specific criteria	
Animal keeping ⁽⁵⁾ for catteries and kennels	
<p>PO44</p> <p>Development for a cattery and kennel ensures that:</p> <p>a. it is a size, scale and design not visually dominant, overbearing or inconsistent with detached, low density, low built form character anticipated in the Rural zone;</p> <p>b. it is sufficiently landscaped, fenced and screened to reduce the visual appearance of buildings, structures, storage and parking areas;</p> <p>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;</p> <p>d. all building, including runs, are located a minimum 400m from all property boundaries;</p> <p>e. fencing of sufficient height and depth, being a minimum height of 1.8m and minimum depth of 0.2m, is provided to prevent animals escaping.</p>	<p>No example provided.</p>
Dwelling house ⁽²²⁾	
<p>PO45</p> <p>Development does not result in residential density exceeding more than one dwelling house⁽²²⁾ per lot.</p>	<p>E45</p> <p>Residential density does not exceed one dwelling house⁽²²⁾ per lot.</p>
<p>PO46</p> <p>Setbacks are:</p> <p>a. sufficient to minimise overlooking and maintain privacy of adjoining properties;</p> <p>b. sufficient to ensure development is not visually dominant or overbearing on adjoining properties.</p>	<p>E46.1</p> <p>Where not located in a bushfire prone area, the minimum setbacks from a lot boundary are as follows:</p> <p>a. road boundary – 6m</p> <p>b. side boundary – 4.5m</p> <p>c. rear boundary – 4.5m.</p>

	<p>Where located in a bushfire prone area, the minimum setback from all lot boundaries is 20m:</p> <p>E46.2</p> <p>Where located in the Hamlet precinct, the minimum setbacks from a lot boundary are as follows:</p> <ol style="list-style-type: none"> Road boundary – 6m Side boundary – 1.5m for lots having 1000m² or less; 3m for lots greater than 1000m² Rear boundary – 4m:
<p>PO47</p> <p>Height of buildings and structures:</p> <ol style="list-style-type: none"> is consistent with the existing low rise, open area and low density character and amenity of the Rural zone and its precincts; does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises; for buildings in the Hamlet precinct, the height of buildings reflect the individual character of the area; does not adversely affect the operation of aviation facility at Mt Glorious (refer Overlay map - Infrastructure buffers) by adopting design or on-site management measures that: <ol style="list-style-type: none"> ensures a physical line-of-sight between transmitting or receiving devices. ensure electromagnetic fields do not interfere with the functioning of the aviation facility. 	<p>E47</p> <p>Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights; except in the Hamlet precinct, where outbuildings, free standing car ports or garages do not exceed 3.5m.</p>
<p>PO48</p> <p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, dwelling houses⁽²²⁾, outbuildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p>E48.1</p> <p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house⁽²²⁾ or outbuilding on the land:-</p> <ol style="list-style-type: none"> RL 39.63m AHD being the full supply level to Lake Samsonvale; and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p>

6 Zones

	<p>No part of any dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p>
	<p>E48.2</p> <p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268; and b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.
<p>PO49</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> <ol 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>E49</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>
<p>PO50</p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> a. minimising overuse of cut and fill to avoid single-plane slabs and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any impact on the landscape character of the Rural zone; d. protecting the amenity of adjoining properties. 	<p>E50</p> <p>Building and site design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.
<p>Dwelling house⁽²²⁾ - secondary dwelling</p>	
<p>PO51</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling, the secondary dwelling:</p>	<p>E51</p> <p>The secondary dwelling:</p> <ol style="list-style-type: none"> a. The maximum GFA for a second dwelling is as follows:

<p>a. remains subordinate to the principal dwelling;</p> <p>b. a size, scale and design that is not visually dominant, overbearing and inconsistent with the low density, open area character and form anticipated in a relevant precinct of the Rural zone.</p>	<p>i. in the Rural zone - 100m²;</p> <p>ii. in the Hamlet precinct - 45m² for a lot with a primary frontage less than 15m;</p> <p>iii. in the Hamlet precinct - 55m² for a lot with a primary frontage of 15m or more;</p> <p>iv. in the Agriculture precinct - 100m²;</p> <p>v. in the Rural living investigation precinct - 100m².</p> <p>b. obtains access from the existing driveway giving access to the dwelling house⁽²²⁾.</p> <p>Note - In the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct, no secondary dwellings are permitted as part of the Land Management Plan.</p>
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Education establishment for agricultural education or agricultural training facilities

<p>PO52</p> <p>An education establishment:</p> <p>a. is for the purpose of agricultural education or agricultural training training only;</p> <p>b. does not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land. Such issues include, but are not limited to, noise, waste generation and disposal, traffic generation, location of and to sensitive land uses;</p> <p>c. 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 Rural zone, including considerations to the impact of noise, traffic, and on-site waste disposal;</p> <p>d. avoids locating in area of high quality cropping⁽¹⁹⁾ land as identified in the Agriculture precinct;</p> <p>e. 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;</p>	<p>No example provided.</p>
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<p>f. ensures vehicle parking and storage areas are to be screened from public view to minimise adverse visual impacts on rural character;</p> <p>g. does not degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality;</p> <p>h. does not adversely impact on the safe and efficient operation of the external road network.</p>	
<p>Food and drink outlet⁽²⁸⁾</p>	
<p>PO53</p> <p>Food and drink outlets⁽²⁸⁾:</p> <p>a. are of a size, scale and type that is not visually dominant, overbearing or inconsistent with the low density, open area character and built form anticipated in a Rural zone;</p> <p>b. do not comprise a drive-through facility;</p> <p>c. incorporate materials, colours and finishes that allow buildings and structures to be viewed as a consistent and compatible component of the rural landscape.</p>	<p>No example provided.</p>
<p>Home based business⁽³⁵⁾</p>	
<p>PO54</p> <p>Development :</p> <p>a. is subordinate in size and function of the primary use of the dwelling as a permanent residence;</p> <p>b. does not adversely impact upon the low density, low intensity built form and open area character and amenity for the locality;</p> <p>c. ensures the nature, scale and intensity of the home based business does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;</p> <p>d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low intensity built form and open area character and amenity for the Rural zone;</p> <p>e. store no more heavy vehicles, trailer and motor vehicles on-site, as follows:</p> <p>a. 1 heavy vehicle</p>	<p>E54.1</p> <p>Home based business⁽³⁵⁾(s) are fully contained within a dwelling or on-site structure, except for a home based child care facility.</p> <p>E54.2</p> <p>Except in the Hamlet precinct, the maximum total use area is 100m².</p> <p>In the Hamlet precinct, the maximum total use area is 40m².</p> <p>E54.3</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>E54.4</p> <p>Except in the Hamlet precinct, the maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows:</p>

<p>b. 1 trailer</p> <p>c. 3 motor vehicles.</p> <p>f. in the Hamlet precinct, no heavy vehicles, trailers and motor vehicles are stored or parked on-site. Only 1 Small rigid vehicle (SRV) is permitted to be parked or stored on-site.</p>	<p>a. 1 heavy vehicle</p> <p>b. 1 trailer</p> <p>c. Up to 3 motor vehicles.</p> <p>In the Hamlet Precinct, no heavy vehicles, trailers and motor vehicles are stored or parked on-site. Only 1 small rigid vehicle is permitted to be parked or stored on-site.</p>
<p>PO55</p> <p>The hours of operation do not cause a nuisance or have a significant adverse impact on the amenity of residents on adjoining and surrounding properties.</p>	<p>E55</p> <p>Hours of operation to be restricted to 8.00am to 6.00pm Monday to Saturdays and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for:</p> <p>a. bed and breakfast or farm stay business which may operate on a 24 hour basis;</p> <p>b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work;</p> <p>c. starting and warming up of heavy vehicles, which can commence at 7.00am.</p>
<p>PO56</p> <p>Home based business⁽³⁵⁾ does not result in:</p> <p>a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings;</p> <p>b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality;</p> <p>c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).</p>	<p>E56.1</p> <p>Home based business⁽³⁵⁾(es) do not comprise of vehicle servicing or major repairs, including spray painting or panel beating is carried out on-site.</p> <p>E56.2</p> <p>Home based business⁽³⁵⁾(es) do not comprise an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i>.</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>PO57</p> <p>On-site display and sale component is limited to the activities undertaken on the site and does not result in:</p> <p>a. the display and sale of goods being viewed from beyond the site;</p> <p>b. the overall development on the site having a predominantly commercial appearance.</p>	<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>

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<p>PO58</p> <p>Bed and breakfast and farmstays are of a size and scale that:</p> <ol style="list-style-type: none"> are consistent with the low intensity and open area character and amenity of the Rural zone; 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> <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. meals are served to paying guests only. rooms do not contain food preparation facilities.
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Intensive animal industry⁽³⁹⁾

<p>PO59</p> <p>To manage potential adverse noise, dust, odour, water quality and visual amenity impacts on sensitive land uses, intensive animal industry⁽³⁹⁾, including stockpiles and compost piles are setback as per the applicable guideline:</p> <ul style="list-style-type: none"> Queensland Guidelines for Meat Chicken Farms 2012 Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland Interim Guideline - Sheep Feedlot Assessment in Queensland May 2010 National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010. 	<p>E59</p> <p>To manage potential adverse noise, dust, odour, water quality and visual amenity impacts on adjoining and surrounding sites and sensitive land uses, intensive animal industry⁽³⁹⁾, including temporary litter stockpiles and compost piles are setback a minimum distance as follows:</p> <ol style="list-style-type: none"> all site boundaries - 300m; where a site boundary adjoins a Residential or Rural-residential zone boundary - 500m; from a waterway - 100m. <p>Figure - Intensive animal industry separation distances</p> <p>All Separation Distances Contained Wholly Within the Intensive Animal Industry Lot.</p> <p>Note - Where a road reserve adjoins an intensive animal industry⁽³⁹⁾, the road reserve shall not form part of the separation distance as identified in diagram above.</p>
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Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾

<p>PO60</p>	<p>E60.1</p>
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<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>E60.2</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>PO61</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E61</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>PO62</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>All equipment 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 of a sensitive land use.</p>
<p>Markets⁽⁴⁶⁾</p>	
<p>PO63</p> <p>Markets⁽⁴⁶⁾ are located and laid out in a manner that provides for:</p> <ul style="list-style-type: none"> a. convenient pedestrian access and movement between proposed stalls; 	<p>No example provided.</p>

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<ul style="list-style-type: none"> b. view corridors and legibility between stalls to adjacent roads, directional and information signage and surrounding uses; c. pedestrian comfort and safety, including the provision of public toilet facilities; d. waste and rubbish disposal facilities appropriate to the type and scale of the proposed market⁽⁴⁶⁾; e. emergency vehicle access to and within the market⁽⁴⁶⁾; f. safe, convenient and accessible car parking is provided to meet demand. 	
Nature-based tourism	
<p>PO64</p> <p>Development associated with nature-based tourism⁽⁵⁰⁾:</p> <ul style="list-style-type: none"> a. 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; b. 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; c. 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 zone; d. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; e. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site; f. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, nature-based tourism buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	<p>No example provided.</p>
Non-resident workforce accommodation⁽⁵²⁾	
<p>PO65</p> <p>Development associated with non-resident workforce accommodation⁽⁵²⁾:</p>	<p>No example provided.</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. 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 Rural zone; 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; g. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, Non-resident workforce accommodation buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	
Parking station⁽⁵⁸⁾	
<p>PO66</p> <p>Parking station⁽⁵⁸⁾:</p> <ul style="list-style-type: none"> a. is limited to supporting an event occurring on nearby Community facility zoned land; b. achieves a high level of connectivity for pedestrians to the Community facilities zone; c. does not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land; d. 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 Rural zone; e. vehicle parking and storage areas are to be screened from public view to minimise adverse visual impacts on rural character; 	No example provided.

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<p>f. 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; and</p> <p>g. does not adversely impact on the safe and efficient operation of the external road network.</p>	
<p>Permanent plantation⁽⁵⁹⁾</p>	
<p>PO67</p> <p>Planting for permanent plantation⁽⁵⁹⁾ purposes:</p> <p>i. only comprises native species endemic to the area;</p> <p>ii. is sufficiently set back from property boundaries to avoid adverse impacts on adjoining properties such as shading, fire risk, health and safety.</p>	<p>No example provided.</p>
<p>Roadside stall⁽⁶⁸⁾</p>	
<p>PO68</p> <p>A roadside stall⁽⁶⁸⁾:</p> <p>a. comprises only one roadside stall⁽⁶⁸⁾ per property;</p> <p>b. only offers goods grown, produced or manufactured on the site;</p> <p>c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties.</p>	<p>E68</p> <p>For a roadside stall⁽⁶⁸⁾:</p> <p>a. no more than one roadside stall⁽⁶⁸⁾ per property;</p> <p>b. goods offered for sale are only goods grown, produced or manufactured on the site;</p> <p>c. the maximum area associated with a roadside stall⁽⁶⁸⁾, including any larger separate items displayed for sale, does not exceed 20m².</p>
<p>PO69</p> <p>A roadside stall⁽⁶⁸⁾ is designed and located to:</p> <p>a. ensure safe and accessible access, egress and on-site parking;</p> <p>b. ensure safe and efficient functioning of roads.</p>	<p>E69</p> <p>Roadside stall⁽⁶⁸⁾:</p> <p>a. obtains vehicle access from a road classified as an Arterial or Sub-Arterial (see Overlay Map - Road hierarchy);</p> <p>b. provide car parking for 2 vehicles off the road carriage and located on the property;</p> <p>c. is located no closer than 100m from an intersection.</p>
<p>Rural workers' accommodation</p>	
<p>PO70</p> <p>Rural workers accommodation⁽⁷¹⁾:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. provide quarters only for staff employed to work the land for rural purposes; b. is of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone; c. is screened and landscaped in a manner so it is not visible from a road; d. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents e. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, Rural worker's accommodation buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	
Sales office⁽⁷²⁾	
<p>PO71</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E71</p> <p>A sales office is located on the site for no longer than 2 years.</p>
Short-term accommodation⁽⁷⁷⁾	
<p>PO72</p> <p>Development associated short-term accommodation⁽⁷⁷⁾:</p> <ul style="list-style-type: none"> a. 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; b. 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; c. 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 zone; d. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; 	<p>No example provided.</p>

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<p>e. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site;</p> <p>f. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, short-term accommodation buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	
<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>PO73</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>E73.1</p> <p>New telecommunication facilities are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>E73.2</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>PO74</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>E74</p> <p>A minimum area 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>PO75</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E75</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>PO76</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>E76.1</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>E76.2</p> <p>In all other areas towers do not exceed 35m in height.</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>E76.3</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> <hr/> <p>E76.4</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>E76.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <hr/> <p>E76.6</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>PO77</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>E77</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>PO78</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>E78</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>Tourist park⁽⁸⁴⁾</p>	
<p>PO79</p> <p>Development associated with a tourist park⁽⁸⁴⁾:</p>	<p>No example provided.</p>

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<ul style="list-style-type: none"> a. 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; b. 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; c. 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 zone; d. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; e. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site. 	
Transport depot⁽⁸⁵⁾	
<p>PO80</p> <p>Development ensures that:</p> <ul style="list-style-type: none"> a. it does not adversely impact upon the low density, low intensity built form and open area character and amenity for the locality; b. the scale and intensity of the development does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings, and when viewed from the road; c. vehicular movements are consistent with that reasonably expected in the surrounding low density, low intensity built form and open area character and amenity for the Rural zone. 	<p>E80.1</p> <p>Development, including all vehicle parking, drive way areas and storage areas, is set back 30m from all property boundaries.</p> <hr/> <p>E80.2</p> <p>The maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows:</p> <ul style="list-style-type: none"> a. 4 heavy vehicles; b. 4 trailers; c. Up to 6 motor vehicles.
<p>PO81</p> <p>Development does not include the establishment of vehicle servicing, major repairs, spray painting, panel beating on a site.</p>	<p>E81</p> <p>No vehicle servicing or major repairs, including spray painting or panel beating, is undertaken on the site.</p>
<p>PO82</p> <p>Development is suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised.</p>	<p>E82</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 to 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>

<p>PO83</p> <p>Development gains access to a State Arterial, Arterial or Sub-Arterial road as they are roads of a suitable construction standard to accommodate heavy vehicles. Access to roads of a lesser classification are avoided.</p>	<p>E83</p> <p>The site obtains vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (see Overlay Map - Road hierarchy).</p>
Veterinary service⁽⁸⁷⁾	
<p>PO84</p> <p>Development for veterinary services⁽⁸⁷⁾:</p> <ol style="list-style-type: none"> a. are for veterinary care, surgery, treatment and overnight stay of animals only; b. are of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone; c. are landscaped, fenced and screened in a manner to reduce the visual appearance of buildings, structures, storage and parking areas; d. has vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (see Overlay map - Road hierarchy). 	<p>No example provided.</p>
Winery⁽⁹⁰⁾	
<p>PO85</p> <p>Development associated with a winery⁽⁹⁰⁾:</p> <ol style="list-style-type: none"> a. is for winery⁽⁹⁰⁾ and ancillary activities only; b. is of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone c. is landscaped, fenced and screened in a manner to minimise the visual appearance of buildings, structures, storage and parking areas; d. has vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (see Overlay map - Road hierarchy). 	<p>No example provided.</p>
Precinct specific criteria	
Woodfordia and abbey surrounds precinct	

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<p>PO86</p> <p>When occurring during events occurring on nearby Community facility zoned land, development:</p> <ul style="list-style-type: none"> a. is limited to activities that have a nexus with, and support an event occurring on nearby Community facility zoned land. Activities include, but not limited to: temporary camping facilities, accommodation facilities, walking tracks and trails, recreational activities, eco-tourism and agri-tourism; b. achieves a high level of connectivity for pedestrians to the Community facility zone to minimise the need for private vehicle trips and reduce demand on local transport infrastructure; c. does not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land. Such issues include, but are not limited to, noise, waste generation and disposal, traffic generation, location of and to sensitive land uses; d. activities are 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 Rural zone, including considerations to the impact of noise, traffic, and on-site waste disposal; e. 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; f. does not adversely impact on the safe and efficient operation of the external road network. 	<p>No example provided.</p>
<p>PO87</p> <p>When occurring outside of events occurring on nearby Community facility zoned land, development:</p> <ul style="list-style-type: none"> a. is to be used for rural primary production purposes; <p>OR</p> <ul style="list-style-type: none"> a. is for small scale tourism activities only comprising eco-based tourism, agricultural based education and recreation activities that: 	<p>No example provided.</p>

<ul style="list-style-type: none"> i. do not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land. Such issues include, but are not limited to, noise, waste generation and disposal, traffic generation, location of and to sensitive land uses; ii. are 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 Rural zone, including considerations to the impact of noise, traffic, and on-site waste disposal; iii. avoids locating in area of high quality cropping⁽¹⁹⁾ land as identified in the Agriculture Precinct; iv. 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; v. do degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality; vi. does not adversely impact on the safe and efficient operation of the external road network. 	
Agriculture precinct	
<p>PO88</p> <p>Development does not compromise the future primary productive capacity and characteristics of the highly productive land resource.</p>	No example provided.
<p>PO89</p> <p>Development that does not require access to, or rely on the use of, fertile soils is not located in the Agricultural precinct.</p>	No example provided.
<p>PO90</p>	No example provided.

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<p>Development ensures that buildings, driveways, hardstand, storage and vehicle parking areas are located in a manner or position to minimise the loss of the land resource and maximise the availability of the land resource for primary production.</p>	
<p>PO91</p> <p>Development does not result in the cessation or closure of primary production activities occurring on the same site.</p>	<p>No example provided.</p>
<p>Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct</p>	
<p>PO92</p> <p>Development in accordance with the Land Management Plan and supporting documentation located in Table A - Cedarton Forester's Cooperative - Land Management Plan or Table B - Mt Nebo Plant Nursery - Land Management Plan.</p>	<p>No example provided.</p>
<p>Rural living investigation precinct</p>	
<p>PO93</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. result in the cessation or closure of primary production activities occurring on the same site; b. result in the fragmentation and isolation of land thereby affecting its potential long term viability or ability for future rural living development; c. result in the disorderly and piecemeal provision of services and infrastructure; d. hinder the long term viability and technical ability of the land to be developed and serviced for future rural living development. 	<p>No example provided</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>PO94</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>E94</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>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>PO95</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; ensure safe and effective access for emergency services during a bushfire. 	<p>E95.1</p> <p>Buildings and structures are:</p> <ol style="list-style-type: none"> not located on a ridgeline; not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); dwellings are located on east to south facing slopes. <p>E95.2</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; an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and 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%.

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	<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>PO96</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>E96</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>PO97</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E97</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO98</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</p>	<p>E98</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>

that may result in serious injury, loss of life, failure of community infrastructure, or property damage.

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO99

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the

No example provided.

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<p>quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO100</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO101</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO102</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; 	<p>No example provided.</p>

<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO103</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO104</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO105</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO106</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.

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Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO107</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO108</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO109</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO110</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required</p>	No example provided.

<p>in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO111</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E111</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO112</p> <p>Development:</p> <ol style="list-style-type: none"> does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; is compatible with the operation of an Extractive industry⁽²⁷⁾; does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E112</p> <p>Development within the separation area does not include the following activities:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO113</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E113</p> <p>All habitable rooms within the separation area are:</p> <ol style="list-style-type: none"> acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; provided with mechanical ventilation.
<p>PO114</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E114</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>

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Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
<p>PO115</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E115</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO116</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E116.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E116.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria 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>	
<p>PO117</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, 	<p>E117</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p>

<p>and associated with a heritage site, object or building;</p> <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>PO118</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>PO119</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>PO120</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E120</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

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

Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.

<p>PO121</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E121</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO122</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<p>E122</p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO123</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>E123</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>

Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
<p>PO124</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E124</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO125</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E125.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E125.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E125.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E125.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E125.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>

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<p>PO126</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E126</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ul style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO127</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>E127</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>PO128</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E128</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>PO129</p> <p>Development within the Gas pipeline buffer:</p> <ul style="list-style-type: none"> a. avoids attracting people in large numbers to live, work or congregate; b. avoids the storage of hazardous chemicals; c. maintains adequate access for any required maintenance or upgrading work; d. minimises risk of harm to people and property. <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>	<p>E129</p> <p>Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.</p> <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>

<p>PO130</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E130</p> <p>Habitable rooms:</p> <ol style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO131</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 a noise impact assessment report is provided in Planning scheme policy – Noise.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>No example provided.</p>
<p>PO132</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> <ol 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>E132</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO133</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p>	<p>E133</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>

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<p>a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008;</p> <p>b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.</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>PO134</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>PO135</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>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>PO136</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</p>	<p>No example provided.</p>

<p>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>PO137</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>E137</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>PO138</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>E138</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>PO139</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>E139.1</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>PO139.2</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>PO140</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>No example provided.</p>

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<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>PO141</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>PO141</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>Riparian and wetland setbacks</p>	
<p>PO142</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E142</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - In the Rural zone, netting, shade cloth and similar coverings associated with agricultural operations are exempt.</p>	
<p>PO143</p> <p>Development:</p> <ol style="list-style-type: none"> avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; 	<p>E143</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p>

<p>b. retain the natural character or bushland settings as the dominant landscape characteristic;</p> <p>c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment.</p>	<p>a. located on a hill top or ridge line;</p> <p>b. all parts of the building and structure are located below the hill top or ridge line.</p>																																													
<p>PO144</p> <p>Development:</p> <p>a. does not adversely detract or degrade the quality of views, vista or key landmarks;</p> <p>b. retains the natural character or bushland settings as the dominant landscape characteristic.</p>	<p>E144</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <p>a. go across land contours, and do not cut straight up slopes;</p> <p>b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.</p>																																													
<p>PO145</p> <p>Buildings and structures incorporate colours and finishes that:</p> <p>a. are consistent with a natural, open space character and bushland environment;</p> <p>b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;</p> <p>c. are not visually dominant or detract from the natural qualities of the landscape.</p> <p>Note - Netting, shade cloth and similar coverings associated with agricultural operations are excluded from this performance outcome.</p>	<p>E145.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="762 913 1473 1742"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> <tr> <td>G23 – Shamrock</td> <td>N33 – Lightbox Grey</td> <td>X63 – Iron Bark</td> </tr> <tr> <td>G24 – Fern Green</td> <td>N35 – Light Grey</td> <td>Y51 – Bronze Olive</td> </tr> <tr> <td>G25 – Olive</td> <td>N41 – Oyster</td> <td>Y61 – Black Olive</td> </tr> <tr> <td>G34 – Avocado</td> <td>N42 – Storm Grey</td> <td>Y63 – Khaki</td> </tr> <tr> <td>G52 – Eucalyptus</td> <td>N43 – Pipeline Grey</td> <td>Y66 – Mudstone</td> </tr> <tr> <td>G53 – Banksia</td> <td></td> <td></td> </tr> </tbody> </table> <p>E145.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p>																																														

6 Zones

This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code.

Where building work for a Dwelling house is listed as acceptable development subject to requirements in the relevant table of assessment, but cannot comply with one or more of the Requirements for Accepted Development (RADs) listed as a concurrence agency issue in the table below, Council will undertake an assessment of those aspects of non-compliance as part of its concurrence agency role for the required building development application. In those instances, the non-compliance does not change the level of assessment, and will be assessed by Council against the performance outcome listed above for the corresponding requirements for accepted development (RAD).

Where building work for a Dwelling house which would otherwise be accepted development subject to requirements cannot comply with a requirement for accepted development that is not listed as a concurrence agency issue, it becomes assessable development in accordance with section 5.3.3(1)(a)(iii).

Editor's Note - The non-compliance triggers a limited code assessment unless specified otherwise.

Concurrence agency issues for building work	
Alternative provisions to the QDC	Matters that relate to amenity and aesthetics
RAD2	Nil
RAD9	
RAD31	
RAD32	
RAD33	

Editor's note - See also Council's policy on other forms of building work that may trigger an amenity and aesthetics assessment. That assessment is undertaken against the measures contained in the policy, not the provisions of this planning scheme or any planning scheme policy.

Where development is code assessable development in the Table of Assessment, and located in a precinct, the assessment criteria for that development are set out in Part B, Table 6.2.10.2.

TABLE A – CEDARTON FORESTER’S COOPERATIVE – LAND MANAGEMENT PLAN

Development in the Cedarton Forester’s Cooperative site subject to a land management plan

(see Figures 1 – 6)

1.1 Purpose of the land management plan

The site is situated at 1965 Maleny Stanley River Road, Booroobin on land described as Lot 357 SP119036.

The purpose of the land management plan is to achieve the following identification of:

- a. The nature and extent of development permitted to occur on the site, subject to a land management plan process, namely:
 - i. A maximum of 22 dwelling sites, associated dwellings and driveways;
 - ii. outbuildings associated with dwellings;
 - iii. 1 community hall for the exclusive use of Cedarton Forester’s Cooperative members only and is not available to members of the public for public use or hire;
 - iv. 1 plant nursery for the exclusive use of Cedarton Forester’s Cooperative members only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public;
 - v. 1 recycling centre exclusive use of Cedarton Forester’s Cooperative members only;
 - vi. Accessways and associated passing bays throughout the land management plan site.
- b. The location of development, except for outbuildings listed in (a)(ii) above.
- c. Any additional works required to facilitate and support the development listed in (a) above.

1.2 Outcomes sought

The outcomes sought by the land management plan are as follows:

- a. To acknowledge the presence of a multiple dwelling of 22 units associated with the Cedarton Forester’s Cooperative site;
- b. To limit development to that which existed on the day the planning scheme is adopted. Expansion or addition of land use and building is avoided;
- c. To ensure that any recognised development occurs in accordance with a land management plan.

Note - Development permitted to occur on the site - This is based on unlawful development currently existing on the site.

Note - The exact location and number of outbuildings to remain on site is unknown at time of preparing the land management plan. At this stage the Cedarton Forester’s Cooperative members have yet to determine which outbuildings are to be retained and upgrade to the necessary standard to obtain building consent. Any outbuilding that has not applied for a building consent to upgrade the building or structure to the necessary standard under the Building Act within the timeframes specified in the land management plan is to be demolished and removed from the site. Failing this, enforcement action will be taken by Council.

6 Zones

Note - Figures 1 – 6 form the Land management plan for the site

Table 1 - Land management plan outcomes to be achieved

No	Subject	Applicability	Outcome to be achieved
1.	Development subject to land management plan	The land management plan site	<ol style="list-style-type: none"> 1. Development comprises the following: <ol style="list-style-type: none"> a. A maximum of 22 dwelling sites, associated dwellings, and driveways. b. Outbuildings associated with dwellings. c. 1 community hall for the exclusive use of Cedarton Forester's Cooperative members only and is not available to members of the public for public use or hire. d. 1 plant nursery for the exclusive use of Cedarton Forester's Cooperative members only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public. e. 1 recycling centre exclusive use of Cedarton Forester's Cooperative members only. f. Accessways and associated passing bays throughout the land management site. 2. Development is to occur in accordance with Figure 1 Cedarton Forester's Cooperative land management plan – Dwelling and building location.
2.	Accessways	The land management plan site	<ol style="list-style-type: none"> 1. Within 2 years of the adoption of the Moreton Bay Planning scheme, the Cedarton Forester's Cooperative will: <ol style="list-style-type: none"> a. Undertake all necessary remedial work to the accessway. b. Construct the passing bays PB1 – PB8 as identified on Figure 3 Cedarton Forester's Cooperative land management plan – Accessway and driveway improvement areas. Passing bays have a minimum length of 20m and a 6m minimum trafficable width measured at the passing bay; c. Seal accessway sections as identified on Figure 3 Cedarton Forester's Cooperative land management plan – Accessway and driveway improvement areas. Accessways are to be sealed in accordance with Council's access standards.
3.	Energy	The land management plan site	Electricity is provided by means of solar power.
4.	Water course separation	The land management plan site	No development is located closer than 40m from the top of the bank of a water course identified on Figure 4 – Cedarton Forester's Cooperative land management plan – Contours, accessway and water courses.

No	Subject	Applicability	Outcome to be achieved
5.	Northern vinculum-connected	The land management plan site	<ol style="list-style-type: none"> 1. Residential development is limited to that part of the site lying south of the Maleny-Stanley River Road. 2. The area lying north of the Maleny-Stanley River Road is to be retained in its natural state or re-vegetated with local native species.
6.	Dwellings and dwelling sites	22 Dwelling and dwelling sites	<ol style="list-style-type: none"> 1. Dwellings are to be located on sites in accordance with Figure 1 Cedarton Forester's Cooperative land management plan – Dwelling and building location. 2. Dwellings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 3. Dwellings do not exceed their current building height at time of adopting the scheme and any new dwellings do not exceed a height of 8m. 4. The gross floor area of a dwelling is to remain as it is at time of adopting the scheme, or at a maximum of 100m², whichever is the greater. 5. Development applications are to be accompanied by the reports and study requirements identified in Table 2.
7.	Driveways	22 Dwelling and dwelling sites	Driveways are located on longitudinal gradients not exceeding 1:6 with short sections of no more than 20m length up to 1:4 and constructed driveway cross fall of not more than 1:20.
8.	Out buildings, including nursery and recycling station	All existing out buildings, nursery and recycling station	<ol style="list-style-type: none"> 1. All outbuildings, including nursery and recycling station are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 2. Buildings do not exceed a height of 8m.
9.	Community Hall	Community hall	<ol style="list-style-type: none"> 1. Community hall is located in accordance with Figure 1 Cedarton Forester's Cooperative land management plan – Dwelling and building location. 2. Community hall is designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 3. Community hall does not exceed a height of 8m. 4. The gross floor area of the Community hall is to remain as existing at the time of adopting the scheme. 5. Development applications are to be accompanied by the reports and study requirements identified in table 2.
10.	Vegetation Clearing	The land management plan site	<p>No clearing of vegetation, except for the following:</p> <ol style="list-style-type: none"> 1. Clearing associated with establishing a building site for a dwelling; 2. Clearing necessary to maintain a driveway to a dwelling or accessway serving the site; 3. Clearing required for bushfire management purposes.
11.	Bushfire		<ol style="list-style-type: none"> 1. All bushfire assessment reports as identified in Table 2, are provided in support of building work. 2. A fire maintenance trail is constructed in accordance with Figure 6 Cedarton Forester's Cooperative land management plan – Accessway and fire maintenance trail: 3. For fire fighting purposes, each dwelling is to have an on-site water storage of not less than 5000 litres (e.g accessible dam or tank with fire brigade tank fittings).

6 Zones

No	Subject	Applicability	Outcome to be achieved
12.	Effluent and wastewater treatment and disposal	All dwelling sites, Community hall	All development is to comply with the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.
13.	Hazardous substance storage	The land management plan site	<ol style="list-style-type: none"> 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. 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.

Note - Figures 1 – 6 form the land management plan for the site

Table 2 – Existing and Proposed building location and site attributes

Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m ²	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
D1	M Clark	No	No	PD1	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D2	K Manning	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D3	G Fitton	Yes	No	PD3	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D4	T Bright	No	No	PD4	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D5	K Avery	Yes	No	PD5	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D6	Haining & Goodreid	Yes	Yes (Note – may possibly relocate to PD6 on basis of bushfire assessment)	PD6 (If required to be relocated)	<ul style="list-style-type: none"> Bushfire assessment for dwelling in either location

Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m ²	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
D7	Burnett & Nolan	No	No	PD7	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D8	C Adams	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site.
D9	M Parks	No	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for house
D10	R Lyndon	No	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for house
D11	Hands & Liddington	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for house
D12	T Woodhouse	No	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D13	B Kommer	No	No	PD13	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D14	P May	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Geotechnical stability for dwelling Geotechnical stability and slope for driveway
D15	R Knight	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D16	Willoughby & Conrad	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D17	R Davis	Yes	No	PD17	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D18	J Turner	Yes	No	PD18	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site Geotechnical stability and slope for driveway
D19	S Lyne	No	No	PD19	<ul style="list-style-type: none"> Bushfire assessment for dwelling

6 Zones

Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m2	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
					<ul style="list-style-type: none"> Bushfire assessment for site Geotechnical stability and slope for driveway
D20	P McCudden	Yes	No	PD20	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D21	Jones & Bruzova	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site Bushfire vegetation land management plan Geotechnical stability for dwelling Geotechnical stability for site Geotechnical stability and slope for driveway
D22	P Hawker	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site Bushfire vegetation land management plan Geotechnical stability for dwelling Geotechnical stability for site Geotechnical stability and slope for driveway
CH	Community hall	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for community hall
RS	Recycling station	No	Yes	-	-
N	Nursery	Yes	Yes	-	-
FFP	Fire fighting pump	-	-	-	-
PB	Access improvements: - Passing bay 1 - 8	-	-	-	-
---	Access improvements: Sealing (CFC to undertake)	-	-	-	-

Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m ²	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
_____	Accessway (CFC maintain)	-	-	-	-
-----	Driveway (Member maintain)	-	-	-	-
_____	Watercourse	-	-	-	-

The following table details the outcomes anticipated for the required studies and reports. These are not exhaustive but provide guidance as to the minimum information requirements each report is to contain. It is anticipated that actual content of any of the below stated reports will be more extensive and go beyond the minimum report requirements listed below given the complicated physical and topographical characteristics associated with the site.

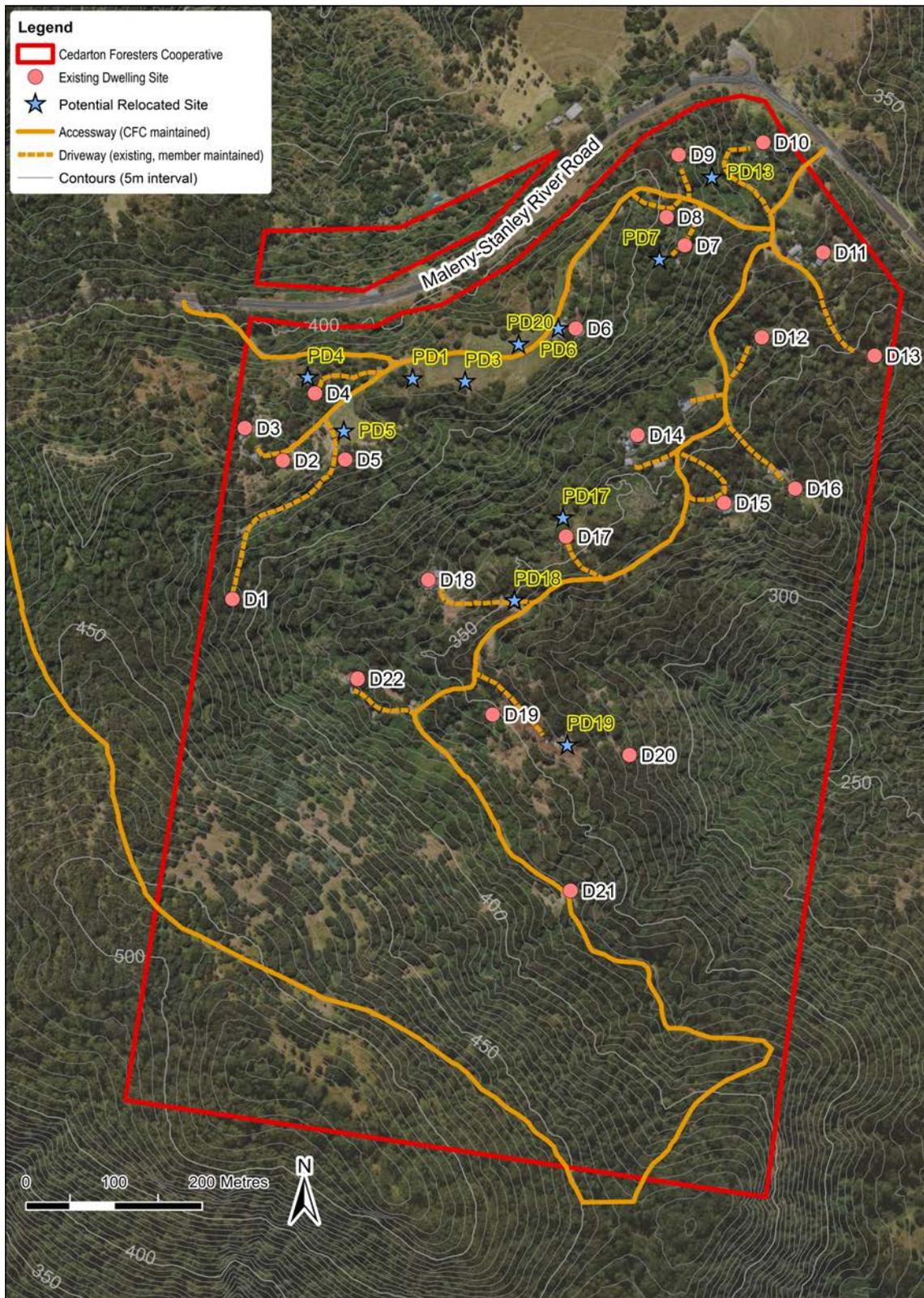
Table 3 – Guidance to Information requirements

Reports and study requirements to support Development Application	Minimum Report Requirements
Bushfire assessment report for dwelling and for site	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report to consider, and be consistent with: <ol style="list-style-type: none"> a. State Planning Policy Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide; b. The Moreton Bay Regional Council Planning Scheme Policy – Bushfire hazard; c. The bushfire related matters identified in Table 1 land management plan outcomes to be achieved; d. The recommendations identified in the Bushfire Risk Assessment and Bushfire Risk Land Management plan for Cedarton Forester's Cooperative prepared by Ecological Natural Area Management, Revision 6, July 2013.
Bushfire vegetation land management plan	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. The report is to detail: <ol style="list-style-type: none"> a. Confirm all vegetation clearance is for bushfire management purposes only; b. The extent of vegetation to be removed; c. The type of vegetation to be removed; d. Why it is necessary for the vegetation to be removed and why it cannot be avoided.
Geotechnical stability report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person.

6 Zones

Reports and study requirements to support Development Application	Minimum Report Requirements
	<ol style="list-style-type: none"> 2. Report is to identify and demonstrate any cut to fill pad, roads, retaining structures, outbuilding and dwelling construction has a minimal risk to the safety of people, property by landslide. 3. Report to confirm all buildings are appropriately located to minimise erosion and risk of landslide.
Effluent and wastewater disposal report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report is to be prepared in accordance with Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code and associated guidelines to confirm the suitability of each site to accommodate an on-site sewerage facility; or where a centrally located group collection treatment system is proposed, confirmation as to the suitability of the designated site to accommodate the on-site sewerage facility. 3. Detail the preventative measures to limit impact on environmentally sensitive areas such as, but not limited to, watercourses, natural habitat and vegetation. 4. Address the cumulative effects of 23 on-site domestic and community hall treatment plants over the whole site. Alternatively, where a centrally located group collection treatment system is proposed, the cumulative effects of that system and any other on-site treatment plants over the whole site.

Figure 1 – Cedarton Forester’s Cooperative land management plan – Dwelling and building location



6 Zones

Figure 2 – Cedarton Forester's Cooperative land management plan – Building development areas

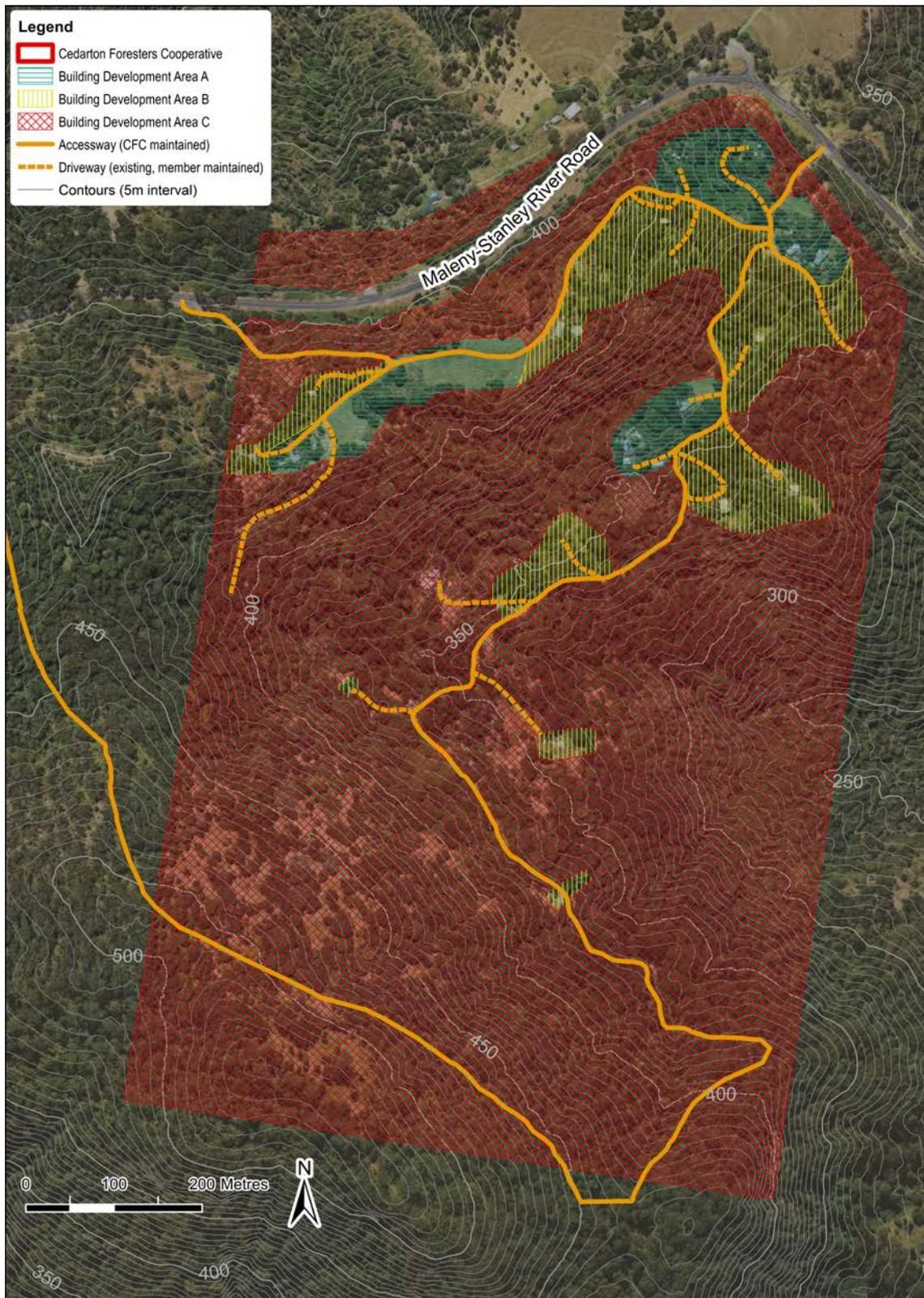
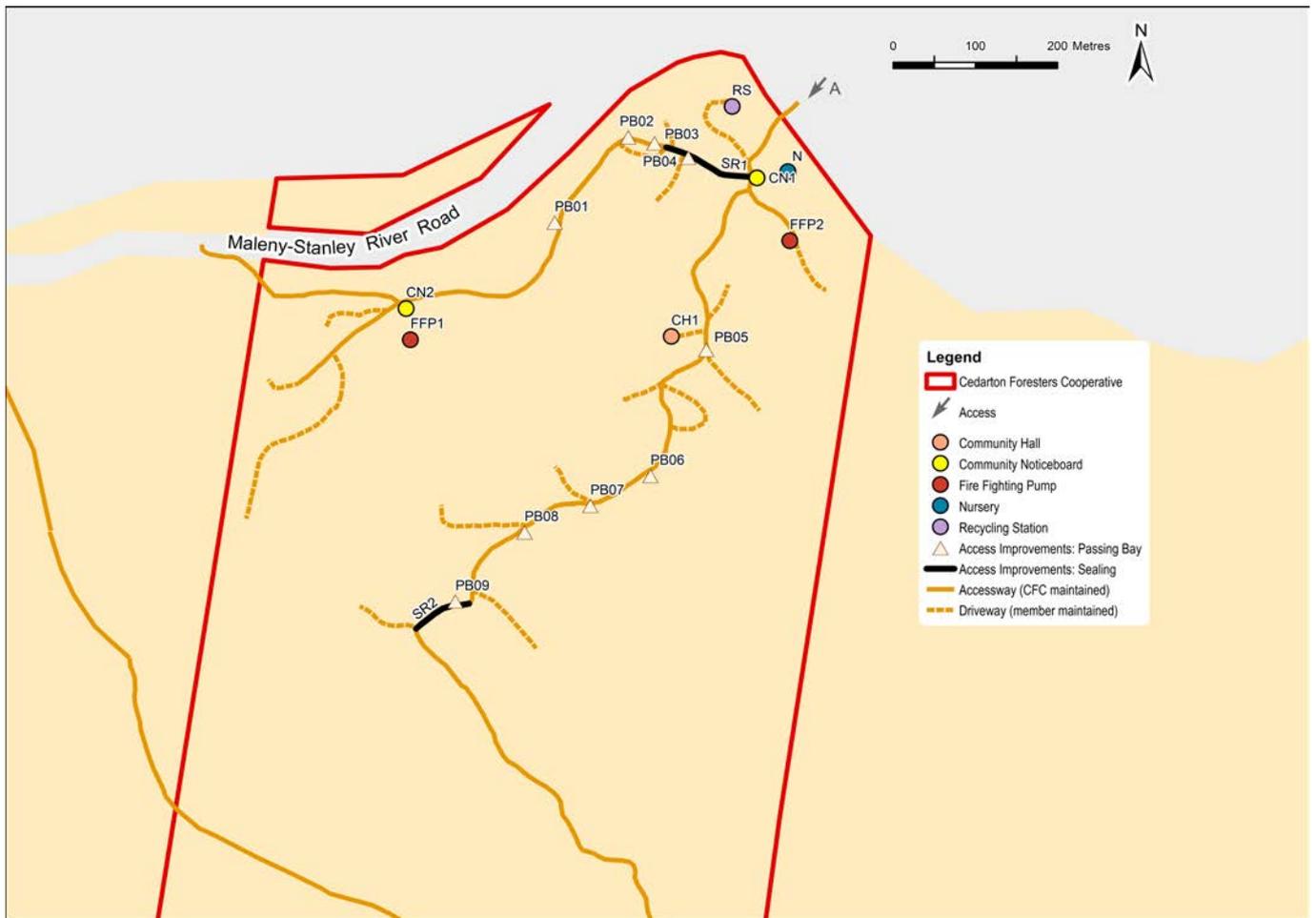


Figure 3 – Cedarton Forester’s Cooperative land management plan – Accessway and driveway improvement areas



6 Zones

Figure 4 – Cedarton Forester's Cooperative land management plan – Contours, accessway and water courses

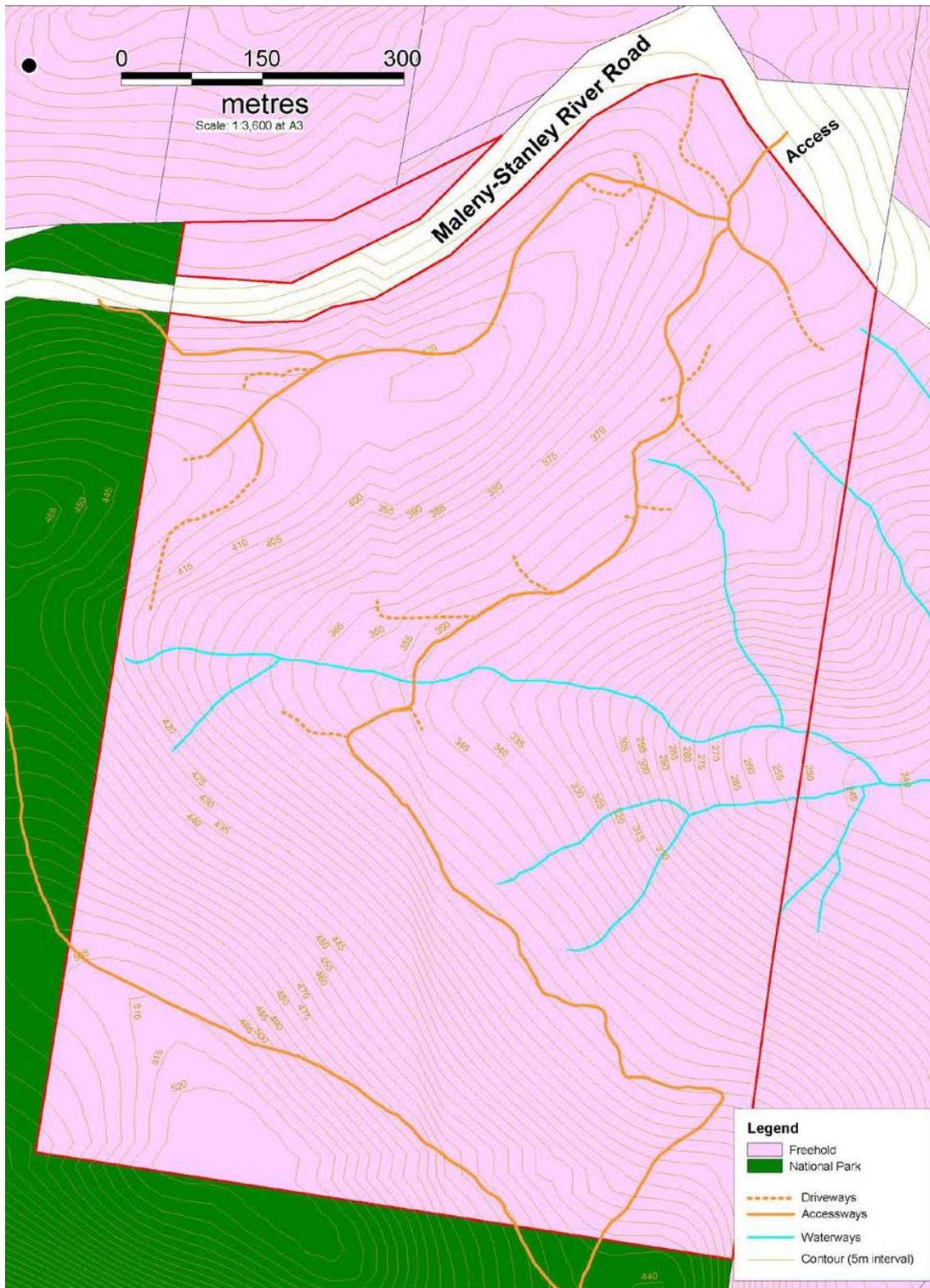
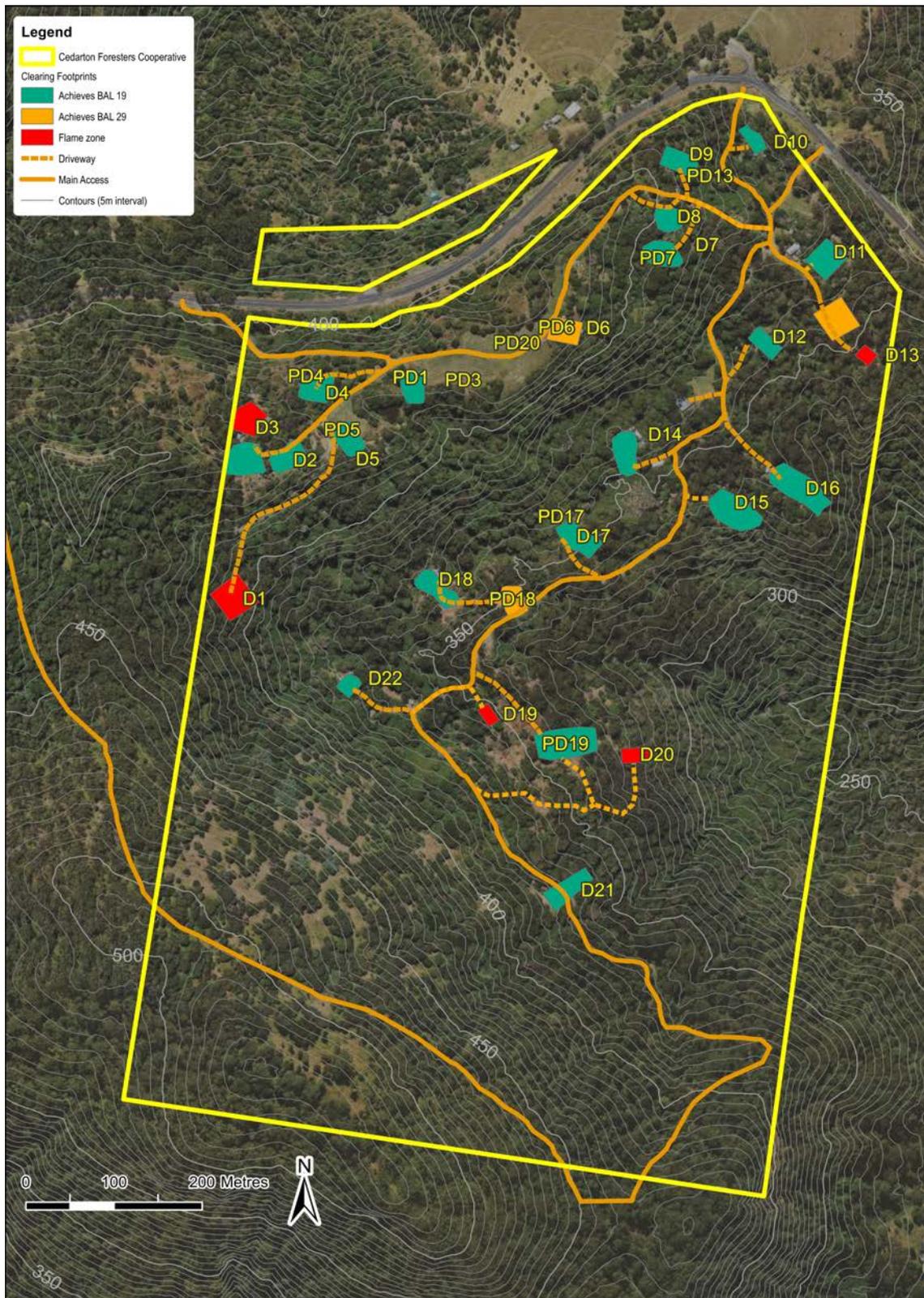
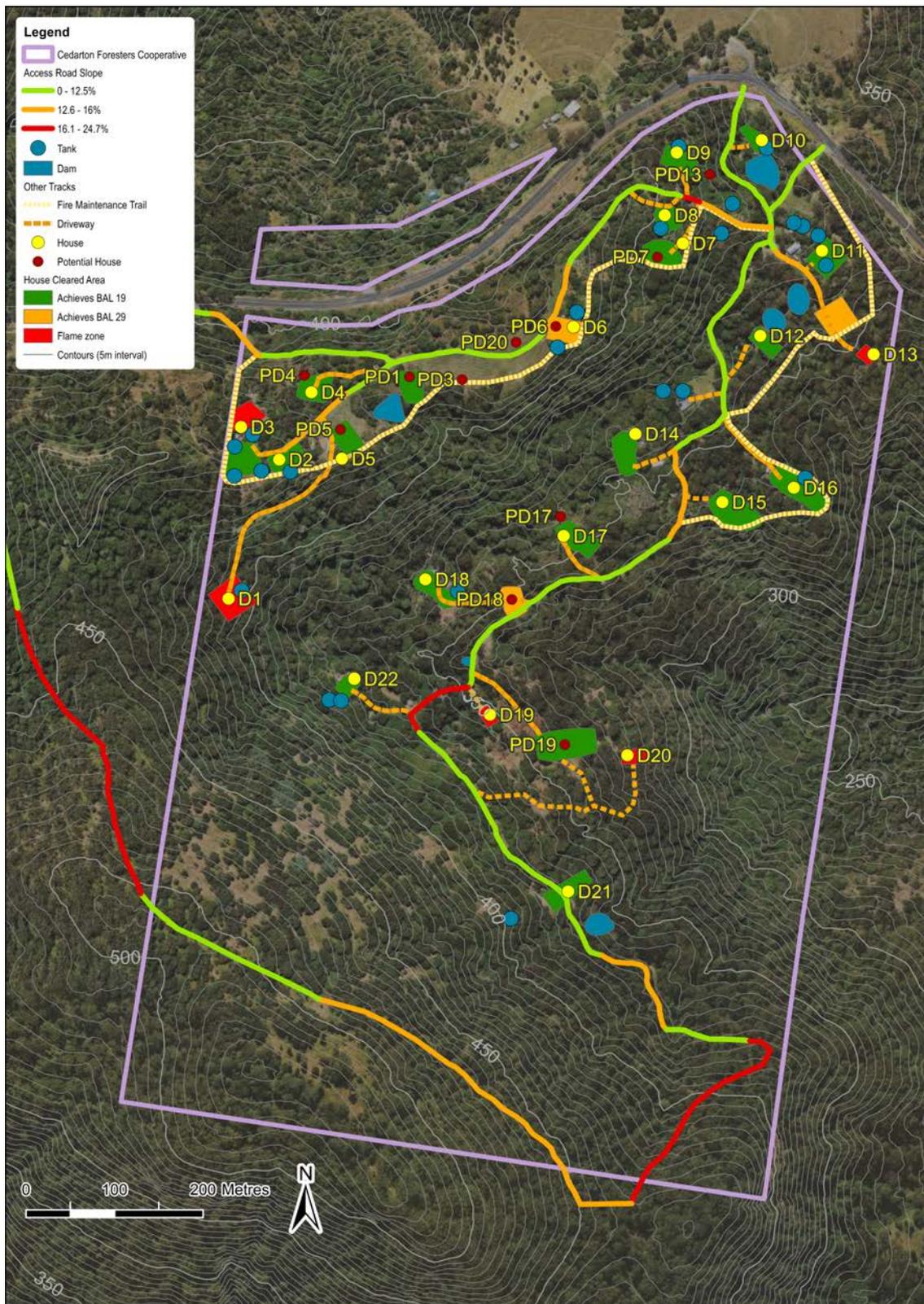


Figure 5 – Cedarton Forester’s Cooperative land management plan – Vegetation clearing areas for dwellings



6 Zones

Figure 6 – Cedarton Forester's Cooperative land management plan – Fire management information and fire maintenance trail



Background information

The following documents assisted to inform the detail and content of the land management plan:

- Cedarton Forester's Cooperative Land Management Plan August 2013, prepared by Planning Strategies, printed 2 August 2013.
- Bushfire Risk Assessment and Bushfire Risk Land Management plan for Cedarton Forester's Cooperative (Lot 357 on SP119036) – Revision 6, prepared by Ecological Natural Area Management July 2013.

A copy of these documents can be obtained from Council.

TABLE B – MT NEBO PLANT NURSERY – LAND MANAGEMENT PLAN

Development in the Mt Nebo Plant Nursery site subject to a land management plan (see Figure 1)

1.2 Purpose of the land management plan

The site is situated at 1871 Mt Nebo Road, Mt Nebo, on land described as Lot 2 RP139965.

The purpose of the land management plan is to achieve the following identification of:

- a. The nature and extent of development permitted to occur on the site, subject to a land management plan process, namely:
 - i. A maximum of 16 dwelling sites, associated dwellings and driveways;
 - ii. Outbuildings associated with dwellings;
 - iii. Community building comprising the following:
 - A. 1 community hall for the exclusive use of shareholders only and is not available to members of the public for public use or hire;
 - B. 1 plant nursery for the exclusive use of shareholders only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public;
 - C. 1 administration/office building for the exclusive use of shareholders only;
 - D. 1 water tank.
 - iv. Accessway throughout the land management plan site.
- b. The location of development identified in (I) – (IV) above;
- c. Any additional works required to facilitate and support the development listed in (a) above;

1.2 Outcomes sought

The outcomes sought by the land management plan are as follows:

- a. To acknowledge the presence of a multiple dwelling of 16 units associated with the Mt Nebo Plant Nursery site;
- b. To limit development to that which existed on the day the planning scheme is adopted. Expansion or addition of land use and building is avoided;
- c. To ensure that any recognised development occurs in accordance with a land management plan.

Note - Figure 1 forms the land management plan for the site

Table 1 - Land management plan outcomes to be achieved

No	Subject	Applicability	Outcome to be achieved
1.	Development subject to land management plan	The land management plan site	1. Development comprises the following: <ol style="list-style-type: none"> a. A maximum of 16 dwellings and associated dwelling sites. b. Out buildings associated with dwellings. c. Community building comprising the following: <ol style="list-style-type: none"> i. 1 community hall for the exclusive use of shareholders only and is not available to members of the public for public use or hire;

No	Subject	Applicability	Outcome to be achieved
			<ul style="list-style-type: none"> ii. 1 plant nursery for the exclusive use of shareholders only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public; iii. 1 administration/office building for the exclusive use of shareholders only; iv. 1 water tank. <p>d. Accessway throughout the land management plan site.</p> <p>2. Development is to occur in accordance with Figure 1 Mt Nebo plant nursery land management plan – Dwelling and building location.</p>
2.	Dwellings and dwelling sites D1 – D13 and D15	14 Dwellings and dwelling sites	<ol style="list-style-type: none"> 1. Dwellings D1 – D13, D15 are to be located on sites in accordance with Figure 1 Mt Nebo Plant Nursery land management plan – Dwelling and building location. 2. Dwellings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 3. Dwellings do not exceed their current building height at time of planning scheme adoption and any new structures not exceed a height of 8m. 4. Dwellings retain their existing gross floor area, or a maximum of 100m², whichever the greater (see Table 2).
3.	Alternate location for dwellings and dwelling site for D14 and D16	D14 and D16	<ol style="list-style-type: none"> 1. Dwelling D14 is located to a cleared position downslope or to the north of its current position. 2. Dwelling D16 may locate in any position along the existing platform already create by a cut in that location. 3. Dwellings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 4. Dwellings do not exceed their current building height at time of planning scheme adoption and any new structures not exceed a height of 8m. 5. Geotechnical and bush fire reports, as identified in Table 5, are required to confirm suitability of dwelling and dwelling site.

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No	Subject	Applicability	Outcome to be achieved
4.	All out buildings	All out buildings on-site, being listed or unlisted.	<ol style="list-style-type: none"> All outbuildings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. Buildings do not exceed a height of 8m.
5.	Identified Community Buildings CB1-4	<p>CB1. - Community hall (known as the Galaxy).</p> <p>CB2 – Nursery (known as the Shadehouse).</p> <p>CB3 – Administration /office (known as the Octagon).</p> <p>CB4 – Water tank (known as Top Tank).</p>	<ol style="list-style-type: none"> CB1 – CB4 are located on the site in accordance with Figure 7 Mt Nebo Plant Nursery land management plan – Dwelling and building location. All buildings and structures are designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. All buildings and structures do not exceed a height of 8m. The gross floor area associated with CB1 – 4 to be retained.
6.	Bushfire	The land management plan site	The installed pumps and associated reticulation system with around 50 hosecocks is maintained and available for fire fighting purposes.
		Where D14 is to remain in current location	<ol style="list-style-type: none"> D14 is to be built to a BAL 19 standard with an 8m separation from any fire source hazard. D14 is to be provided with a 3m wide driveway to the accessway identified in Figure 1 Mt Nebo Plant Nursery land management plan – Dwelling and building location.
7.	Effluent and wastewater treatment and disposal	All dwelling sites, Community hall, outbuildings where applicable.	All development is to comply with the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.
8.	Hazardous substance storage	The land management plan site	<ol style="list-style-type: none"> Any 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 assessment thresholds. 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 assessment thresholds.

Table 2 – Existing building location and site attributes

Dwelling Site Number (Dwelling site)	Name of Mt Nebo Plant Nursery shareholder	Approximate Gross floor area of existing dwelling (m2)	Identified large outbuildings and area (m2)	Reports and study requirements to establish dwelling at location
D1	Millard	105	OB01 98	
D2	McKavangh & Layton	94	-	
D3	Carrigan	17	-	
D4	Colbert	94	-	
D5	Burkett	72	-	
D6	Lachowicz	124	OB6 65	
D7	Rice & Borchers	101	OB7 86	
D8	Scattini	108	OB8 50	
D9	Scattini	272	-	
D10	Boaler	136	-	
D11	Wills	88	-	
D12	Wills	58	-	
D13	Albinger & Sanders	118	-	
D14	Young	15	-	<p>Where for current location:</p> <ul style="list-style-type: none"> • Bushfire assessment for dwelling • Geotechnical stability and slope for driveway <p>Where for new location:</p> <ul style="list-style-type: none"> • Bushfire assessment for dwelling • Bushfire assessment for site • Geotechnical stability for dwelling

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Dwelling Site Number (Dwelling site)	Name of Mt Nebo Plant Nursery shareholder	Approximate Gross floor area of existing dwelling (m2)	Identified large outbuildings and area (m2)	Reports and study requirements to establish dwelling at location
				<ul style="list-style-type: none"> • Geotechnical stability for site • Geotechnical stability and slope for driveway
D15	Scattini	45	-	
D16	Wills	11	-	<ul style="list-style-type: none"> • Bushfire assessment for dwelling • Bushfire assessment for site • Geotechnical stability for dwelling • Geotechnical stability for site
Community Buildings and notable outbuildings	Name of Mt Nebo Plant Nursery shareholder	Area of existing community building (m2)	Identifier	
Community hall (Galaxy)	Scattini	206	CB1	
Nursery (Shadehouse)	Scattini	221	CB2	
Administration office (Octagon)	Scattini	14	CB3	
Water Tank (Top Tank)	Community	9	CB4	

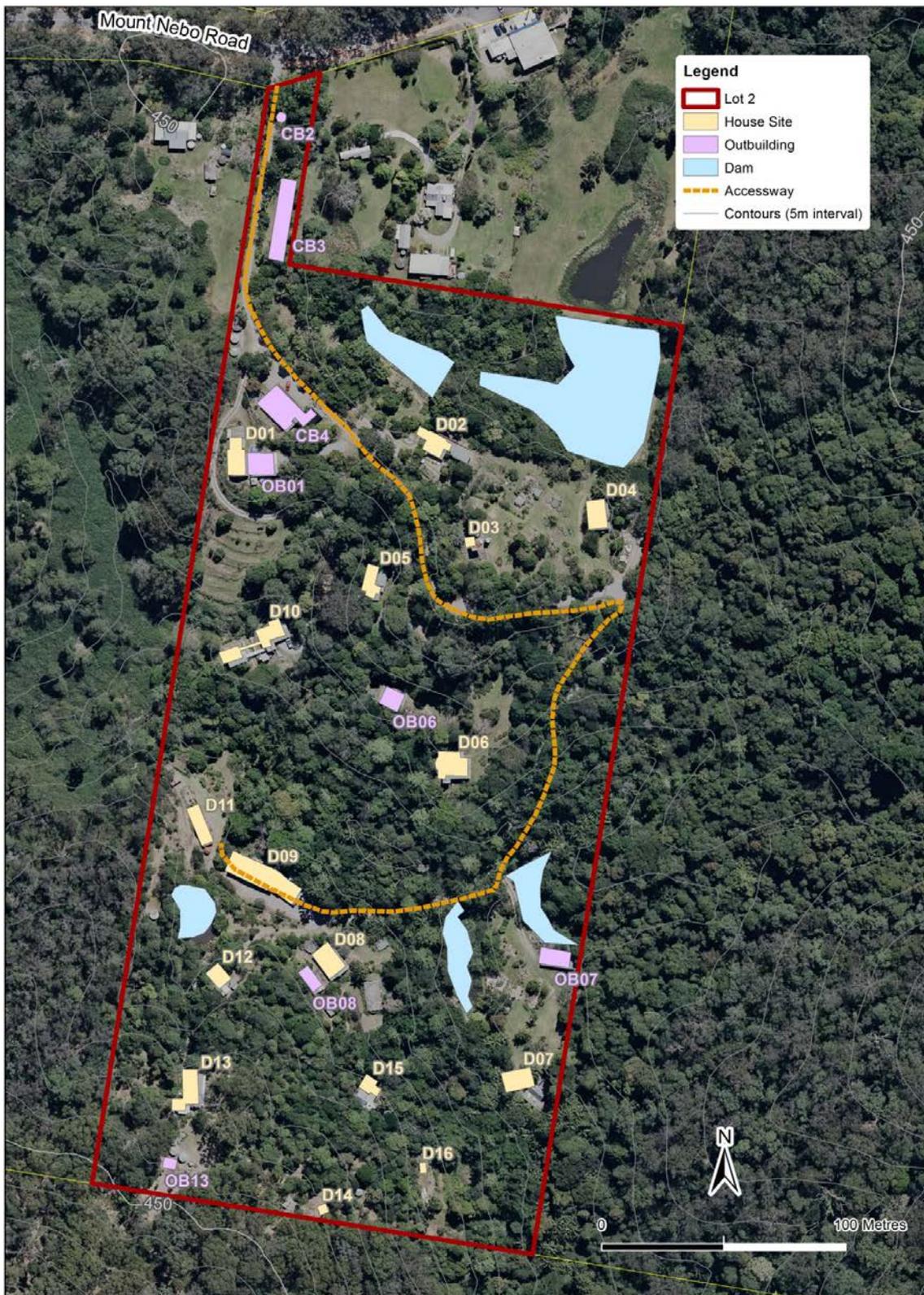
The following table details the outcomes anticipated for the required studies and reports. These are not exhaustive but provide guidance as to the minimum information requirements each report is to contain. It is anticipated that actual content of any of the below stated reports will be more extensive and go beyond the minimum report requirements listed below given the complicated physical and topographical characteristics associated with the site.

Table 3 – Guidance to Information requirements

Reports and study requirements to support Development Application	Minimum Report Requirements
Bushfire assessment report for dwelling and for site	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report to consider, and be consistent with: <ol style="list-style-type: none"> a. State Planning Policy Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide, b. The Moreton Bay Regional Council Planning Scheme Policy – Bushfire hazard, c. The bushfire related matters identified in Table 1 land management plan outcomes to be achieved, d. The recommendations identified in the Bushfire Risk Assessment and Bushfire Risk Land Management Plan for Mount Nebo Plant Nursery prepared by Ecological Natural Area Management, Revision 4, March 2014.
Geotechnical stability report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report is to identify and demonstrate any cut and fill associated with driveways and accessway, cut to fill pad, retaining structures, outbuilding and dwelling construction has a minimal risk to the safety of people, property by landslide. 3. Report to confirm buildings are appropriately located to minimise erosion and risk of landslide.
Effluent and wastewater disposal report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report is to be prepared in accordance with Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code and associated guidelines to confirm the suitability of each site to accommodate an on-site sewerage facility; or where a centrally located group collection treatment system is proposed, confirmation as to the suitability of the designated site to accommodate the on-site sewerage facility. 3. Detail the preventative measures to limit impact on environmentally sensitive areas such as, but not limited to, watercourses, natural habitat and vegetation. 4. Address the cumulative effects of 16 on-site domestic and community buildings treatment plants over the whole site. Alternatively, where a centrally located group collection treatment system is proposed, the cumulative effects of that system and any other on-site treatment plants over the whole site.

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Figure 1 – Mt Nebo Plant Nursery Land Management Plan



Background information

The following documents assisted to inform the detail and content of the land management plan:

- Mt Nebo Plant Nursery Management Plan March 2014, prepared by Paul Summers Planning Strategies, printed 4 March 2014.
- Mt Nebo Plant Nursery Report on Site Background and Current Circumstances February 2014, prepared by Paul Summers Planning Strategies, printed 20 March 2014.
- Bushfire Risk Assessment and Bushfire Risk Land Management Plan for Mt Nebo Plant Nursery (Lot 2 on RP139965) – Revision 4, prepared by Ecological Natural Area Management March 2014.

A copy of these documents can be obtained from Council.

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6.2.11 Rural residential zone code

6.2.11.1 Application - Rural residential zone

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

1. 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code :

1. Part A of the code applies to accepted development subject to requirements
2. Part B of the code applies to assessable development.

A dwelling house⁽²²⁾ in this zone is not subject to Schedule 6, Part 2, Item 2. Development associated with a dwelling house⁽²²⁾ is subject to the relevant provisions in this code and not the dwelling house code.

6.2.11.2 Purpose - Rural residential zone

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

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

- f. Development does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers). This aviation facility comprise a VHF beacon.
- g. Home based business⁽³⁵⁾ establish where the scale and intensity of the activity does not detrimentally impact upon the low density, low intensity and open area character and amenity associated with the Rural residential zone.
- h. Retail and commercial activity group uses establish within existing Neighbourhood Hubs (see Overlay map - Community activities and neighbourhood hubs). Redevelopment or development within existing Neighbourhood Hubs occurs where:
 - i. development does not result in nuisance or amenity impacts on adjoining residents or the wider streetscape;
 - ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Neighbourhood hub; and
 - iii. development associated with retail and commercial activity group activities does not involve the expansion of existing Neighbourhood hubs onto adjoining lots.
- i. Community activity group uses establish within existing Community Activities locations (see Overlay map - Community activities and neighbourhood hubs). Community activity group activities may only establish on lots that immediately adjoin existing Community activities and neighbourhood hubs only. Redevelopment or development within existing Community Activities locations, or on lots immediately adjoining Community activities and neighbourhood hubs occurs where:
 - i. development does not result in nuisance or amenity impacts on adjoining residents or the wider streetscape; and
 - ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Community Activities location.
- j. Development generating high volumes of traffic or involving heavy vehicle traffic movements are located on roads of a standard and capacity to accommodate traffic demand.
- k. Development does not result in the establishment of industrial activities.
- l. General works associated with the development achieves the following:
 - i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke;
- n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.

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

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ - excluding catteries and kennels 	<ul style="list-style-type: none"> • Dwelling house⁽²²⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Permanent plantation⁽⁵⁹⁾ • Retail and Commercial Activity Group - where in a Neighbourhood Hub
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<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 Activity Group - where in or adjoining a Community Activity location • Community residence⁽¹⁶⁾ • Cropping⁽¹⁹⁾, where not forestry for wood production 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ - where on lots 1 ha or more • Non resident workforce accommodation⁽⁵²⁾ - where on lots 2 ha or more • Outdoor sports and recreation⁽⁵⁵⁾ - if located on Council owned or controlled land and in accordance with a Council approved Master Plan • Park 	<ul style="list-style-type: none"> • Roadside stall⁽⁶⁸⁾ • Rural Industry⁽⁷⁰⁾ - where on lots 1 ha or more and GFA no more than 150m² • Rural workers' accommodation⁽⁷¹⁾ - where on lots 2 ha or more • Sales office⁽⁷²⁾ • Telecommunication facility • 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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Note - Community Activity Group = Child care centre⁽¹³⁾, Community care centre⁽¹⁵⁾, Community use⁽¹⁷⁾, Health care services⁽³³⁾, Place of worship⁽⁶⁰⁾.

Note - Retail and Commercial Activity Group = **Agricultural supplies store**, Food and drink outlet⁽²⁸⁾, **Indoor sport and recreation - for a gymnasium**, Office⁽⁵³⁾, Service industry⁽⁷³⁾, Shop⁽⁷⁵⁾, **Shopping centre**, **Veterinary services**.

s. Development in the Rural residential zone 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⁾ • Community Activity Group - where not in or adjoining a Community Activity location • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ - where forestry for wood production 	<ul style="list-style-type: none"> • High Impact industry⁽³⁴⁾ • 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⁾ 	<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⁾ • Retail and Commercial Activity Group - where not in a Neighbourhood Hub • Retirement facility⁽⁶⁷⁾ • Rooming Accommodation⁽⁶⁹⁾ • Service station⁽⁷⁴⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾
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<ul style="list-style-type: none"> • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Funeral parlour⁽³⁰⁾ • Function facility⁽²⁹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ - where not located on Council owned or controlled land • Parking station⁽⁵⁸⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾
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Note - Community Activity Group = Child care centre⁽¹³⁾, Community care centre⁽¹⁵⁾, Community use⁽¹⁷⁾, Health care services⁽³³⁾, Place of worship⁽⁶⁰⁾.

Note - Retail and Commercial Activity Group = Agricultural supplies store, Food and drink outlet⁽²⁸⁾, Indoor sport and recreation - for a gymnasium, Office⁽³³⁾, Service industry⁽⁷³⁾, Shop⁽⁷⁵⁾, Shopping centre, Veterinary services.

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

6.2.11.4 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.11.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.11.1, 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 (PO)
RAD1	PO2
RAD2	PO3
RAD3	PO4
RAD4	PO5
RAD5	PO7
RAD6	PO8
RAD7	PO9
RAD8	PO10
RAD9	PO11
RAD10	PO15-PO18
RAD11	PO15-PO18
RAD12	PO19

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD13	PO20-PO25
RAD14	PO23
RAD15	PO24
RAD16	PO28
RAD17	PO28
RAD18	PO30-PO32
RAD19	PO33
RAD20	PO34
RAD21	PO36
RAD22	PO38
RAD23	PO39
RAD24	PO36
RAD25	PO40, PO43-PO44
RAD26	PO42
RAD27	PO46
RAD28	PO46
RAD29	PO46
RAD30	PO47
RAD31	PO48
RAD32	PO50
RAD33	PO50
RAD34	PO50
RAD35	PO50
RAD36	PO51
RAD37	PO52
RAD38	PO53
RAD39	PO54
RAD40	PO55
RAD41	PO56
RAD42	PO56
RAD43	PO57
RAD44	PO57
RAD45	PO57
RAD46	PO58

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD47	PO58
RAD48	PO58
RAD49	PO58
RAD50	PO58
RAD51	PO59
RAD52	PO60
RAD53	PO60
RAD54	PO60
RAD55	PO60
RAD56	PO61
RAD57	PO61
RAD58	PO62
RAD59	PO66-PO67
RAD60	PO66-PO67
RAD61	PO66-PO67
RAD62	PO66-PO67
RAD63	PO68
RAD64	PO68
RAD65	PO69
RAD66	PO70
RAD67	PO70
RAD68	PO71
RAD69	PO72
RAD70	PO73
RAD71	PO73
RAD72	PO73
RAD73	PO74
RAD74	PO74
RAD75	PO76
RAD76	PO76
RAD77	PO76
RAD78	PO76
RAD79	PO76
RAD80	PO76

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD81	PO77
RAD82	PO79
RAD83	PO80
RAD84	PO78, PO81
RAD85	PO81
RAD86	PO81
RAD87	PO81
RAD88	PO83
RAD89	PO87
RAD90	PO88
RAD91	PO88
RAD92	PO89
RAD93	PO90
RAD94	PO91
RAD95	PO92-PO103
RAD96	PO92-PO103
RAD97	PO104
RAD98	PO105
RAD99	PO106
RAD100	PO107
RAD101	PO108
RAD102	PO109
RAD103	PO109
RAD104	PO110-PO111
RAD105	PO110-PO111
RAD106	PO113
RAD107	PO113
RAD108	PO113
RAD109	PO114
RAD110	PO115
RAD111	PO116
RAD112	PO117
RAD113	PO118
RAD114	PO118

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Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD115	PO121
RAD116	PO119
RAD117	PO119
RAD118	PO119
RAD119	PO119
RAD120	PO120
RAD121	PO120
RAD122	PO122
RAD123	PO123-PO124
RAD124	PO125
RAD125	PO127-PO129, PO131-PO133
RAD126	PO127-PO129, PO131-PO133
RAD127	PO127-PO129, PO131-PO133
RAD128	PO130
RAD129	PO134
RAD130	PO135
RAD131	PO136
RAD132	PO137
RAD133	PO138
RAD134	PO138

Where building work for a Dwelling house is listed as accepted development subject to requirements in the relevant table of assessment but cannot comply with one or more of the requirements for accepted development (RADs) listed as a concurrence agency issue in the table below, Council will undertake an assessment of those aspects of non-compliance as part of its concurrence agency role for the required building development application. In those instances, the non-compliance does not change the level of assessment, and will be assessed by Council against the performance outcome listed above for the corresponding requirement for accepted development (RAD).

Where building work for a Dwelling house which would otherwise be accepted development subject to requirements cannot comply with a requirement for accepted development that is not listed as a concurrence agency issue, it becomes assessable development in accordance with section 5.3.3(1)(a)(ii).

Note - Editor's note - The non-compliance triggers a limited code assessment unless specified otherwise.

Concurrence agency issues for building work	
Alternative provisions to the QDC	Matters that relate to amenity and aesthetics
RAD7	Nil
RAD9	
RAD37	

RAD38	
RAD41	

Editor's note - See also Council's policy on other forms of building work that may trigger an amenity and aesthetics assessment. That assessment is undertaken against the measures contained in the policy, not the provisions of this planning scheme or any planning scheme policy.

Part A — Requirements for accepted development - Rural residential zone

Table 6.2.11.1 Requirements for accepted development - Rural residential zone

Requirements for accepted development	
General requirements	
Development footprint	
RAD1	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	
RAD2	Unless otherwise specified elsewhere in this code, the building height of all buildings and structures does not exceed 5m.
Building on sloping land between 10% and 15%	
RAD3	<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 provision does not apply to outbuildings or where a development footprint exists for a lot</p>
Setback	
RAD45	<p>Unless otherwise specified elsewhere in this code, the minimum setbacks from a property boundary are as follows:</p> <ul 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> <p>Note - This provision does not apply to swimming pools. For swimming pools, refer to Queensland Development Codes, Acceptable Solutions.</p> <p>Note - Where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard.</p>
Lighting	

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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	<p>All concentrated animal use areas (eg sheds, pens, holding yards, stables, kennels) are provided with site drainage to ensure all stormwater run-off is directed to suitable detention basins, filtration or other treatment areas.</p>										
Site cover											
RAD7	<p>Site cover of all buildings and roofed structures does not exceed:</p> <p>a. On lots equal to or less than 1 ha, 15% of the site or 750m², whichever is the lesser.</p> <p>b. On lots greater than 1 ha, 7.5% of the site or 1500m², whichever is the lesser.</p> <p>The maximum total roofed area of all buildings (including domestic outbuildings) on a lot does not exceed:</p> <table border="1" data-bbox="256 936 1465 1238"> <thead> <tr> <th data-bbox="256 936 858 996">Lot size</th> <th data-bbox="858 936 1465 996">Maximum roofed area</th> </tr> </thead> <tbody> <tr> <td data-bbox="256 996 858 1057">Less than 1500m²</td> <td data-bbox="858 996 1465 1057">50% of the lot</td> </tr> <tr> <td data-bbox="256 1057 858 1117">1500m² to 3000m²</td> <td data-bbox="858 1057 1465 1117">750m²</td> </tr> <tr> <td data-bbox="256 1117 858 1178">Greater than 3000m² to 6000m²</td> <td data-bbox="858 1117 1465 1178">25% of the lot</td> </tr> <tr> <td data-bbox="256 1178 858 1238">Greater than 6000m²</td> <td data-bbox="858 1178 1465 1238">1500m²</td> </tr> </tbody> </table> <p>Note - For building work associated with a dwelling house, this is This is a quantifiable standard that is an alternative provision to the QDC, part MP1.2, A3 and is. Non-compliance with this provision for a Dwelling house requires a concurrence agency issue. response from Council.</p>	Lot size	Maximum roofed area	Less than 1500m ²	50% of the lot	1500m ² to 3000m ²	750m ²	Greater than 3000m ² to 6000m ²	25% of the lot	Greater than 6000m ²	1500m ²
Lot size	Maximum roofed area										
Less than 1500m ²	50% of the lot										
1500m ² to 3000m ²	750m ²										
Greater than 3000m ² to 6000m ²	25% of the lot										
Greater than 6000m ²	1500m ²										
Rural uses setbacks											
RAD8	<p>The following uses and associated buildings and structures are setback from all 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> <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⁾ (buildings only) - 10m</p> <p>f. Intensive horticulture⁽⁴⁰⁾ - 10m</p> <p>g. Permanent plantations⁽⁵⁹⁾ - 25m</p> <p>h. Rural Industry⁽⁷⁰⁾ - 20m</p>										

	<ul style="list-style-type: none"> i. Wholesale nursery⁽⁸⁹⁾ - 10m j. Veterinary services⁽⁸⁷⁾ - 10m.
Car parking (for other than Non-resident workforce accommodation and Rural workers' accommodation)	
RAD9	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Hazardous Chemicals	
RAD10	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.
RAD11	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 where not located in the Environmental areas overlay map	
RAD12	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	
Utilities	
RAD13	<p>Where available, the development is connected to:-</p> <ul style="list-style-type: none"> a. an existing reticulated electricity supply;-

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	<p>b. telecommunications and broadband;</p> <p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. constructed and dedicated road.</p> <p>Development is provided in an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD14	<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>
RAD15	<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	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD16	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; Planning scheme policy - Integrated design; Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>

RAD17	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1 : Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD18	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. 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.				
RAD	<p>Where development:</p> <ul style="list-style-type: none"> a. involves a land area 2500m² or greater in size; and b. that results in 6 or more dwelling; or c. that results in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>				
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>				
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 1993 1460 2105"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Pipe Diameter	Minimum Easement Width (excluding access requirements)		
Pipe Diameter	Minimum Easement Width (excluding access requirements)				

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Stormwater Pipe up to 825mm diameter	3.0m
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	

Site works and construction management	
RAD19	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD20	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD23	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD21	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.
RAD24	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.
RAD22	<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>

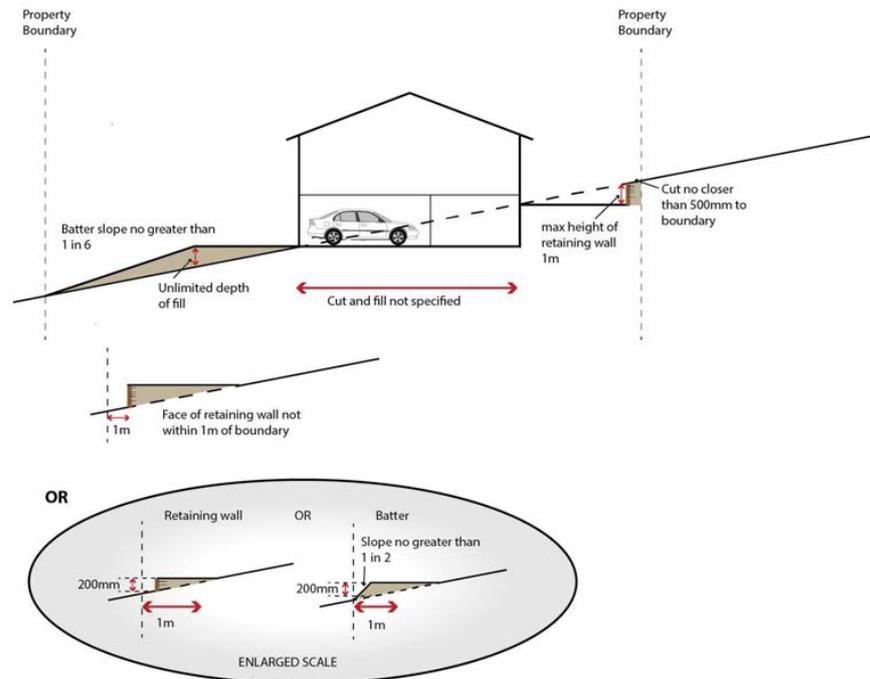
RAD	<p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

Earthworks

RAD	<p>Filling and excavation does not:</p> <ol style="list-style-type: none"> a. involve a change in level of more than 1.0m relative to natural ground level, OR result in a batter greater than 1V to 6H; b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level; c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary; d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless: <ol style="list-style-type: none"> i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H. <p>THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT</p>
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Figure - Filling or Excavation



<p>RAD</p>	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ol style="list-style-type: none"> any cut batter is no steeper than 1V in 4H; any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; any compacted fill batter is no steeper than 1V in 4H.
<p>RAD</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>RAD</p>	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
<p>RAD</p>	<p>All fill and excavation is contained on-site and is free draining.</p>
<p>RAD</p>	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.

RAD	<p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD25	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD26	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ol style="list-style-type: none"> 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.; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>

Fire services

Note - The provisions under this heading only apply if:

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

AND

- none of the following exceptions apply:
 - 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
 - every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

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<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>
<p>RAD30</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); 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;

	<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>
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	
Community activities group adjoining Community activities and neighbourhood hubs	
RAD32	Development provides car parking spaces in accordance with Schedule 7 - car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.
RAD33	Car parking spaces (other than existing spaces) are not located in front of the main building line.
RAD34	Development does not result in a reduction in bin storage areas. <p>Note - Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
RAD35	Development does not result in a reduction in the area (m²) or standard of established landscaping on-site.
Dwelling house⁽²²⁾	
RAD36	Residential density does not exceed one dwelling house ⁽²²⁾ per lot.
RAD37	<p>Building height for a dwelling house⁽²²⁾ does not exceed:</p> <p>a. that on Overlay map - Building heights for a dwelling house⁽²²⁾; or</p> <p>b. for domestic outbuildings and free standing carports and garages, building height does not exceed 4.5m.</p>
RAD38	<p>Setbacks are as follows:</p> <p>a. Where a dwelling house⁽²²⁾ or outbuilding has a building height of 3m or less:</p> <p style="margin-left: 20px;">i. road boundary - 6m</p> <p style="margin-left: 20px;">ii. side boundary - 1.5m</p> <p style="margin-left: 20px;">iii. rear boundary - 1.5m.</p> <p>b. Where a dwelling house⁽²²⁾ or outbuilding has a building height greater than 3m and less than 8.5m:</p>

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	<ul style="list-style-type: none"> i. road boundary - 6m ii. side boundary - 4.5m iii. rear boundary - 4.5m. <p>Setbacks (including domestic outbuildings) comply with the following:</p> <ul style="list-style-type: none"> a. Road boundary - 6m b. Side and rear boundary: <table border="1" data-bbox="320 589 1468 860"> <thead> <tr> <th>Height of wall</th> <th>Minimum setback from side or rear boundary</th> </tr> </thead> <tbody> <tr> <td>3m or less</td> <td>1.5m</td> </tr> <tr> <td>Greater than 3m to 4.5m</td> <td>2m</td> </tr> <tr> <td>Greater than 4.5m</td> <td>4m</td> </tr> </tbody> </table> <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 - For building work associated with a dwelling house, this is a quantifiable standard that is an alternative provision to the QDC, part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d) and is. Non-compliance with this provision for a Dwelling house requires a concurrence agency issue response from Council.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>	Height of wall	Minimum setback from side or rear boundary	3m or less	1.5m	Greater than 3m to 4.5m	2m	Greater than 4.5m	4m
Height of wall	Minimum setback from side or rear boundary								
3m or less	1.5m								
Greater than 3m to 4.5m	2m								
Greater than 4.5m	4m								
RAD39	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.								
RAD40	<p>Building and site design on slope between 10% and 15% must:</p> <ul style="list-style-type: none"> a. use split level, multiple slab, pier or pole construction; b. avoid single plane, and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm. <p>Note - This provision does not apply to outbuildings or any building work.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>								
RAD41	<p>On lots less than 2 ha in area, filling and excavation that is outside of the external walls of any building does not:</p> <ul style="list-style-type: none"> a. involve a change in level of more than 1.0m relative to natural ground level or result in a batter greater than 1V:6H relative to natural ground level; b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to natural ground level; 								

	<p>c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;</p> <p>d. result in the toe of any batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:</p> <p>i. the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level; or</p> <p>ii. the batter slope within that 1.0m strip is no steeper than 1V:2H.</p> <p>Note - To demonstrate compliance with this outcome building design may include split level or pier and pole construction.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision requires a concurrence agency response from Council.</p>
RAD41	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house⁽²²⁾ or outbuilding on the land:-</p> <p>a. RL 39.63m AHD being the full supply level of Lake Samsonvale; and</p> <p>b. RL 21m AHD being the full supply level of Lake Kurwongbah.</p> <p>OR</p> <p>No part of any dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>
RAD42	<p>Waste/effluent disposal systems are located at least:-</p> <p>a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and</p> <p>b. 400m from RL 39.63m AHD being the full supply level of Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>
Dwelling house⁽²²⁾ where including a secondary dwelling	
RAD43	The maximum GFA for a secondary dwelling is 100m ² .
RAD44	The secondary dwelling obtains access from the existing driveway giving access to the dwelling house ⁽²²⁾ .
RAD45	<p>The secondary dwelling is located within 50m of the dwelling house⁽²²⁾.</p> <p>Note - The requirement to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</p>

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Home based business ⁽³⁵⁾	
RAD46	The home based business(s) ⁽³⁵⁾ , including any storage, are fully contained within a dwelling or on-site structure.
RAD47	Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted. Note - This provision does not apply to Bed and Breakfast or farmstay business.
RAD48	The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house ⁽²²⁾ is in addition to this requirement.
RAD49	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.
RAD50	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD51	Hours of operation to be restricted to 8.00am to 6.00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for: 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, c. starting and warming up of heavy vehicles, which can commence at 7.00am.
RAD52	The home based business(s) ⁽³⁵⁾ do not generate noise that is audible from the boundary of the site. Note - Guidance as acceptable noise is provided in the standards listed in the Environmental Protection (Noise) Policy 2008. Note - This provision does not apply to the use of heavy vehicles or motor vehicles.
RAD53	Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke. Note - Nuisance is defined in the Environmental Protection Act 1994.
RAD54	The home based business ⁽³⁵⁾ does not involve vehicle servicing or major repairs, including spray painting or panel beating. 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.

RAD55	The home based business ⁽³⁵⁾ does not involve an environmentally relevant activity (ERA) as defined in the Environmental Protection Regulations 2008.
RAD56	Only goods grown, produced or manufactured on-site are sold from the site.
RAD57	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.
RAD58	For bed and breakfast and farmstays: <ul style="list-style-type: none"> a. overnight accommodation is provided in the dwelling house⁽²²⁾ of the accommodation operator; b. maximum 4 bedroom are provided for a maximum of 10 guests; c. meals are served to paying guests only; d. rooms do not contain food preparation facilities.
Non-resident workforce accommodation⁽⁵²⁾	
RAD59	No more than 1 Non-resident workforce accommodation ⁽⁵²⁾ use per site.
RAD60	Non-resident workforce accommodation ⁽⁵²⁾ is contained within 1 structure.
RAD61	Non-resident workforce accommodation ⁽⁵²⁾ obtains access from the existing driveway giving access to the Dwelling house ⁽²²⁾ .
RAD62	Non-resident workforce accommodation ⁽⁵²⁾ is located within 20m of the Dwelling house ⁽²²⁾ .
RAD63	For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Non-resident workforce accommodation ⁽⁵²⁾ on the land:- <ul style="list-style-type: none"> a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any Non-resident workforce accommodation⁽⁵²⁾ on Lot 5 RP111651 or Lot 10 RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
RAD64	Waste/effluent disposal systems are located at least:- <ul style="list-style-type: none"> a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
Permanent plantation⁽⁵⁹⁾	

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RAD65	Planting only comprises native species naturally occurring in the area.
Retail and commercial activities and Community activities groups	
RAD66	Development provides car parking spaces in accordance with Schedule 7 - Car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.
RAD67	Car parking spaces (other than existing spaces) are not located in front of the main building line.
RAD68	Development does not result in a reduction in bin storage areas. Note - Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD69	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Roadside stall⁽⁶⁸⁾	
Note - These provisions do not apply to a home based business ⁽³⁵⁾ .	
RAD70	No more than one roadside stall ⁽⁶⁸⁾ per property.
RAD71	Goods offered for sale are only goods grown, produced or manufactured on the site
RAD72	The maximum area associated with a roadside stall ⁽⁶⁸⁾ , including any larger separate items displayed for sale, does not exceed 20m ² .
RAD73	Car parking for 2 vehicles is provided off the road carriage way and on the property.
RAD74	The roadside stall ⁽⁶⁸⁾ is located no closer than 100m from an intersection.
Rural workers' accommodation⁽⁷¹⁾	
RAD75	No more than 1 Rural workers' accommodation ⁽⁷¹⁾ per site.
RAD76	Rural workers' accommodation ⁽⁷¹⁾ is contained within 1 structure.
RAD77	Rural workers' accommodation obtains access from the existing driveway giving access to the dwelling house ⁽²²⁾ .
RAD78	Rural workers' accommodation ⁽⁷¹⁾ are located within 20m of the dwelling house ⁽²²⁾ .
RAD79	For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and Rural workers' accommodation on the land:- a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. OR No part of any Rural workers' accommodation ⁽⁷¹⁾ on Lot 5 RP111651 or Lot 10 RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah. Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers

RAD80	<p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
Sales office⁽⁷²⁾	
RAD81	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>	
RAD82	A minimum area 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.
RAD83	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.
RAD84	<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.
RAD85	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD86	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD87	<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>
RAD88	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.

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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.

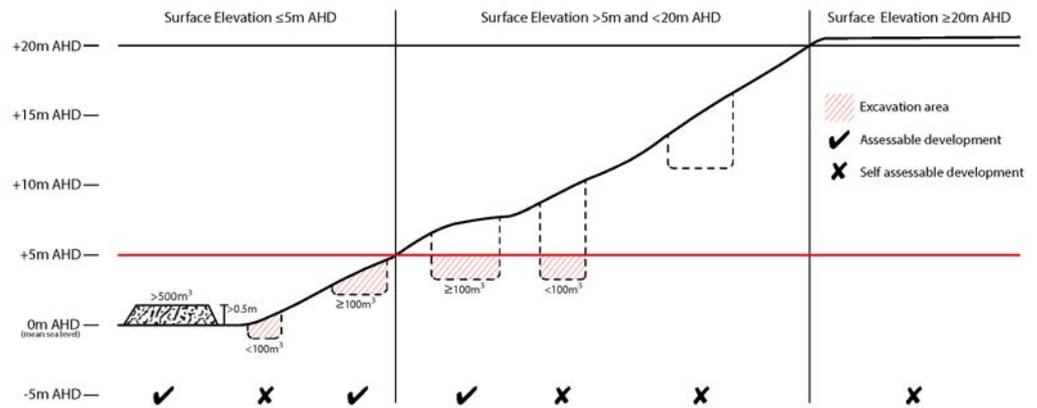
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

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.

RAD89

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.

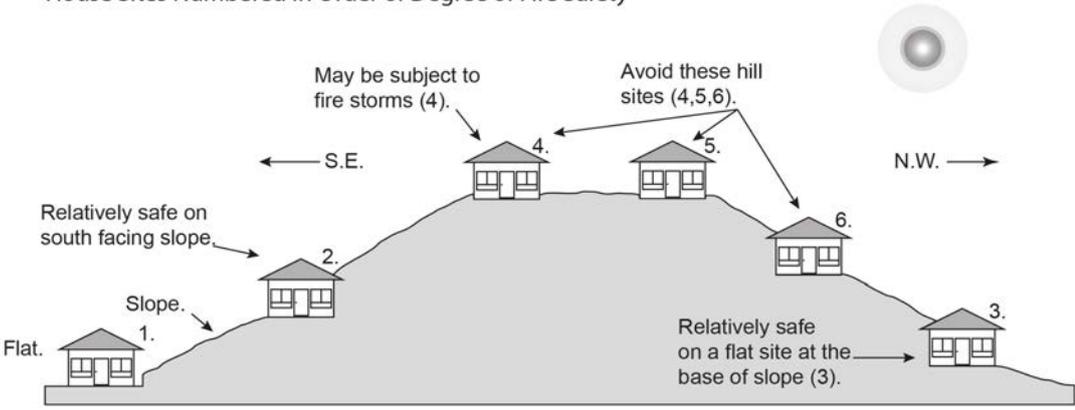


Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD90

- a. Building and structures are:
 - i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.

	<p style="text-align: center;">House Sites Numbered in Order of Degree of Fire Safety</p>  <p>(1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.</p>
<p>RAD91</p>	<p>Buildings 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, 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 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 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>RAD92</p>	<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%;

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	<ul style="list-style-type: none"> 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.
RAD93	<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.
RAD94	Development does not involve the manufacture or storage of hazardous chemicals.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

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

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

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

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

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

RAD95 Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house⁽²²⁾ and all associated facilities* or an extension to an existing dwelling house⁽²²⁾ only, and comprises an area no greater than 1500m².

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

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

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

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

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

RAD96 No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.

This does not apply to the following:

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

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

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RAD97	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD98	Development within the separation area does not include the following uses: <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD99	All habitable rooms within the separation area are: <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD100	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD101	The following uses are not located within the 100m wide transport route buffer: <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD102	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive Industry Zone transportation route.
RAD103	A vehicle access point is located, designed and constructed in accordance with the Planning scheme policy - Integrated design.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
<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>	
RAD104	<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>
RAD105	<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>
RAD106	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD107	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface level prior to work commencing.
RAD108	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD109	<p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD110	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.
RAD111	<p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	

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RAD112	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD113	<p>Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
RAD114	<p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
RAD115	<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.
RAD116	<p>On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.</p>
RAD117	<p>On-site sewerage facilities in a Water supply buffer for a dwelling house⁽²²⁾ include:</p> <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD118	<p>On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.</p>
RAD119	<p>Development involving Permanent plantation⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.</p>

RAD120	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD121	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD122	Development does not include the following uses located within a landfill site buffer: <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling house⁽²²⁾; e. dwelling unit⁽²³⁾; f. hospital⁽³⁶⁾; g. rooming accommodation⁽⁶⁹⁾; h. multiple dwelling⁽⁴⁹⁾; i. non-resident workforce accommodation⁽⁵²⁾; j. relocatable home park⁽⁶²⁾; k. residential care facility⁽⁶⁵⁾; l. resort complex⁽⁶⁶⁾; m. retirement facility⁽⁶⁷⁾; n. rural workers' accommodation⁽⁷¹⁾; o. short term accommodation⁽⁷⁷⁾; p. tourist park⁽⁸⁴⁾.
RAD123	All habitable rooms located within an Electricity supply substation buffer are: <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.
RAD124	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD125	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.
RAD126	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>
RAD127	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD128	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.
RAD129	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.

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Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)

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

RAD130

No development is to occur within:

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

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

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

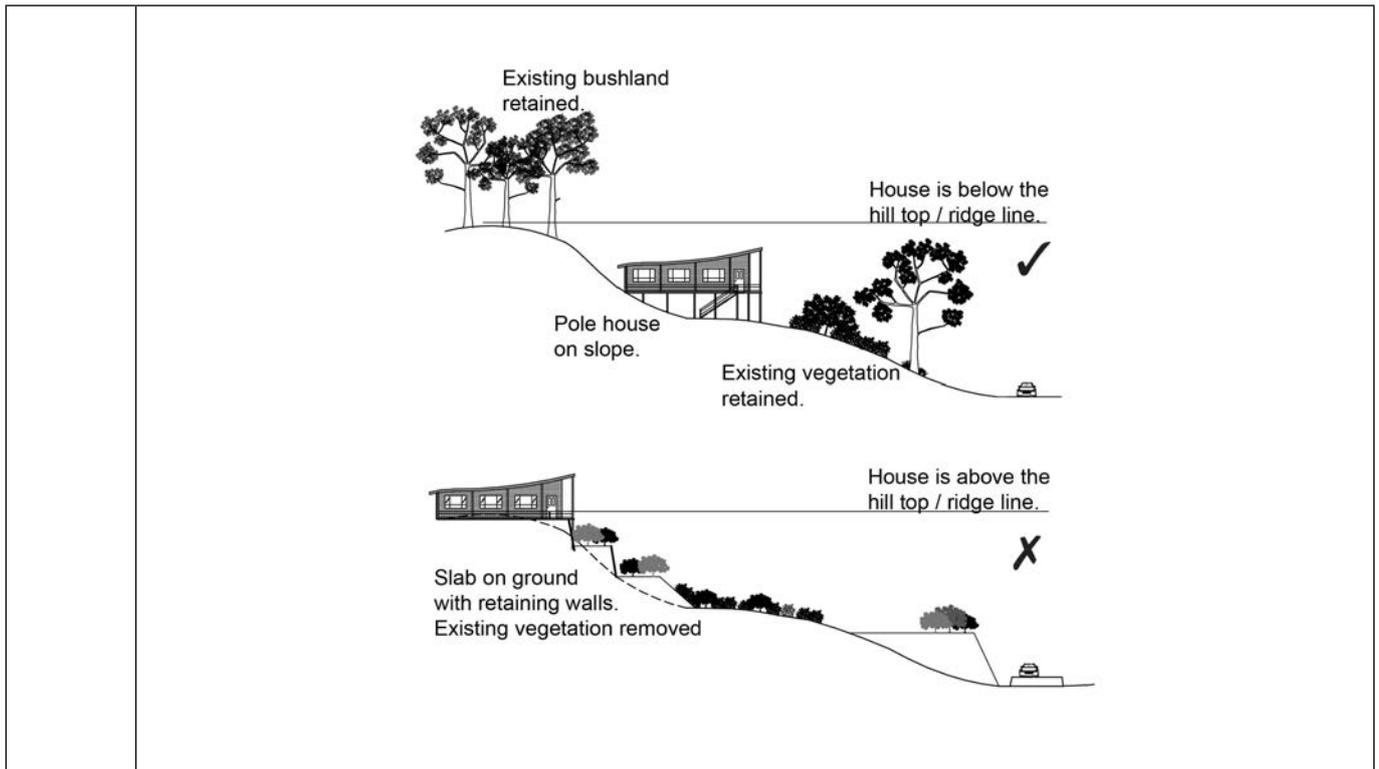
Note - The minimum setback distance applies to the each side of waterway.

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

RAD131

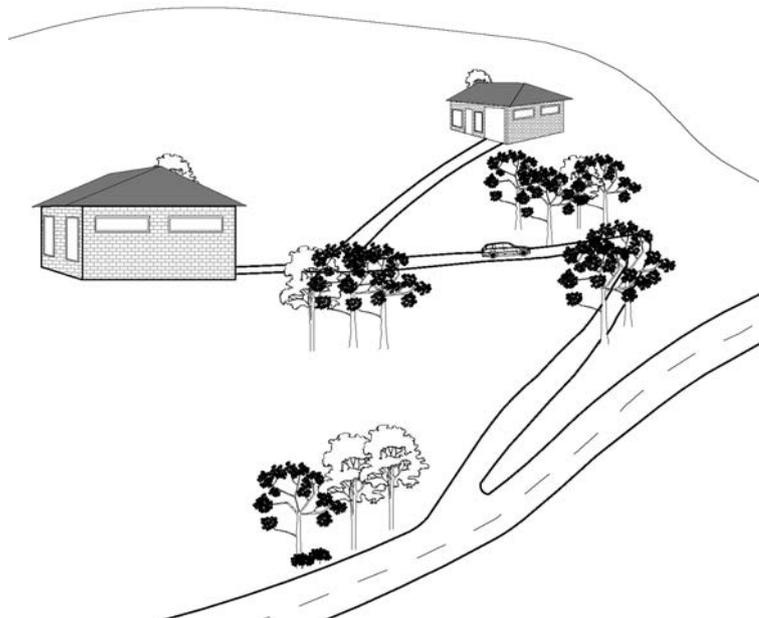
Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

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



RAD132 Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:

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



RAD133 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

Colours from Australian Standard AS2700s – 1996		
G12 – Holly	G53 – Banksia	N44 – Bridge Grey
G13 – Emerald	G54 – Mist Green	N45 – Koala Grey

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Colours from Australian Standard AS2700s – 1996		
G14 – Moss Green	G55 – Lichen	N52 – Mid Grey
G15 – Rainforest Green	G56 – Sage Green	N54 – Basalt
G16 – Traffic Green	G62 – Rivergum	N55 – Lead Grey
G17 – Mint Green	G64 – Slate	X54 – Brown
G21 – Jade	G65 – Ti Tree	X61 – Wombat
G22 – Serpentine	N25 – Birch Grey	X62 – Dark Earth
G23 – Shamrock	N32 – Green Grey	X63 – Iron Bark
G24 – Fern Green	N33 – Lightbox Grey	Y51 – Bronze Olive
G25 – Olive	N35 – Light Grey	Y61 – Black Olive
G34 – Avocado	N41 – Oyster	Y63 – Khaki
G52 – Eucalyptus	N42 – Storm Grey	Y66 – Mudstone
	N43 – Pipeline Grey	
<p>Note - In the Rural residential zone, netting, shade cloth and similar coverings associated with agricultural operations are exempt.</p>		
RAD134	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.	
<p>Transport noise corridors (refer Overlay map - Transport noise corridors)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code.</p>		

Part B — Criteria for assessable development - Rural residential zone

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 6.2.11.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.11.2 Assessable development - Rural residential zone

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
General	
<p>PO1</p> <p>Development:</p> <p>a. is limited in size, scale and intensity to be compatible with the low density, low rise built form and open area character and amenity anticipated in the Rural residential zone;</p>	No example provided.

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> b. is designed, located and operated in a manner to avoid detrimental impacts on the low density, low rise built form and open area character and amenity anticipated in the Rural residential zone; c. is designed, located and operated in a manner that avoids nuisance impacts on adjoining properties; 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, except where materials such as netting, shade cloth and similar coverings are necessary for agricultural operations; and h. does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values. 	
Development footprint	
<p>PO2</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>E2</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>PO3</p> <p>Building and structure height:</p>	<p>E3</p> <p>Unless otherwise specified in this code, the building height of all buildings and structures does not exceed 5m.</p>

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Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
<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 residential zone; b. does not unduly impact on access to sunlight, overshadowing or privacy experienced by adjoining properties; c. is not visually dominant or overbearing; d. does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Major infrastructure) by adopting design or on-site management measures that: <ul style="list-style-type: none"> i. ensures a physical line-of-sight between transmitting or receiving devices. ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility. 	
Building on sloping land	
<p>PO4</p> <p>On slopes between 10% and 15%, building and site design must achieve the following:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm; d. minimising any visual impact on the Rural residential landscape character; and e. protecting the amenity of adjoining properties. 	<p>E4</p> <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; and b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.
Setbacks	
<p>PO5</p> <p>Setbacks:</p> <ul style="list-style-type: none"> a. are sufficient to minimise overlooking and maintain privacy of adjoining properties; b. create sufficient separation to ensure buildings are not visually dominant or overbearing on adjoining properties with respect to the low density character and amenity anticipated in the Rural residential zone. 	<p>E5</p> <p>The minimum setbacks from a property boundary are as follows:</p> <ul style="list-style-type: none"> a. road boundary - 6m b. site boundary - 4.5m c. rear boundary - 4.5m.

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes				
<p>PO6</p> <p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, development having a waste/effluent disposal system are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p>E6</p> <p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and 400m from RL 39.63m AHD being the full supply level of Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>				
Amenity					
<p>PO7</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>PO8</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>E8</p> <p>All concentrated animal use area (eg sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.</p>				
Site cover					
<p>PO9</p> <p>Building and roofed structures Total roofed area of all buildings (including domestic outbuildings) on a site:</p> <ol style="list-style-type: none"> reflects the detached, low density, low rise built form and open area environment anticipated in the Rural residential zone; does not appear dominant or overbearing; provides generous open areas around buildings for useable private open space, and protects existing vegetation. 	<p>E9</p> <p>The maximum total roofed area of all buildings (including domestic outbuildings) does not exceed:</p> <p>Site cover of all buildings and roofed structures does not exceed:</p> <ol style="list-style-type: none"> on lots equal to or less than 1 ha, 15% of the site or 750m², whichever is the lesser. on lots greater than 1 ha, 7.5% of the site or 1500m², whichever is the lesser. <table border="1" data-bbox="791 1957 1465 2078"> <thead> <tr> <th data-bbox="791 1957 1129 2018">Lot size</th> <th data-bbox="1129 1957 1465 2018">Maximum roofed area</th> </tr> </thead> <tbody> <tr> <td data-bbox="791 2018 1129 2078">Less than 1500m²</td> <td data-bbox="1129 2018 1465 2078">50% of the lot</td> </tr> </tbody> </table>	Lot size	Maximum roofed area	Less than 1500m ²	50% of the lot
Lot size	Maximum roofed area				
Less than 1500m ²	50% of the lot				

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Performance Outcomes	Examples that achieve aspects of the Performance Outcomes	
	1500m ² to 3000 m ²	750m ²
	Greater than 3000m ² to 6000m ²	25% of the lot
	Greater than 6000m ²	1500m ²
	<p>Note - For a dwelling house, this is a quantifiable standard that is an alternative provision to the QDC, part MP1.2, A3. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.</p>	
Rural uses setbacks		
<p>PO10</p> <p>Development ensures that:</p> <ol style="list-style-type: none"> chemical spray, fumes, odour, dust does not drift beyond the property boundary but is contained on-site; 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; buildings and other structures are consistent with the low density, low rise built form and open area environment anticipated in the Rural residential zone. 	<p>E10</p> <p>The following uses and associated buildings are setback from property boundaries as follows:</p> <ol style="list-style-type: none"> Animal husbandry⁽⁴⁾ (buildings only) - 10m Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m Aquaculture⁽⁶⁾ involving ponds or water behind dams - 100m Aquaculture⁽⁶⁾ involving the housing of tanks - 20m Community residence⁽¹⁶⁾ - 20m Cropping⁽¹⁹⁾ (buildings only) - 10m Intensive horticulture⁽⁴⁰⁾ - 10m Permanent plantations⁽⁵⁹⁾ - 25m Rural Industry⁽⁷⁰⁾ - 20m Wholesale nursery⁽⁸⁹⁾ - 10m Veterinary services⁽⁸⁷⁾ - 10m. 	
Car parking		
<p>PO11</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>E11</p> <p>On-site car parking is provided at a rate identified in Schedule 7 - Car parking.</p>	

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
Noise	
<p>PO12</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>	No example provided.
<p>PO13</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>E13.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E13.2</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>
Sensitive land use separation	
<p>PO14</p> <p>Vulnerable land uses within 1500m of any existing Tier 1, 2 or 3 MHF is compatible with MHF risks.</p> <p>Note - To demonstrate compliance with this performance outcome a impact assessment report may be required.</p>	No example provided.

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Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
<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 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO15</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>E15.1</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 E14.1 (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>E15.2</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:

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
	<ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E14.2 (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>E15.3</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 E14.3 (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>PO16</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>E16</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>PO17</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>E17</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>PO18</p>	<p>E18.1</p>

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Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
<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>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. <p>E18.2</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO19</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>
Works criteria	
Utilities	
PO	E

<p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is effective in delivery of service and meets reasonable community expectations; has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; ensures a logical, sequential, efficient and integrated roll out of the service network; 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>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
<p>PO20</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E20</p> <p>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>PO22</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO23</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>E23.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p> <p>E23.2</p> <p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p>

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	<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>E23.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO24</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>E24.1</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>E24.2</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>
<p>PO25</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>E</p> <p>No example provided.</p>

Access	
<p>PO26</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO27</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>E27.1</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>E27.2</p>

<p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</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>PO28</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E27.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p> <p>E28.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads 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, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: - Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements.

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	<p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E28.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

<h2>Street design and layout</h2>	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; 	<p>No example provided</p>

<p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement.</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO29</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;-</p> <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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy:</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p>	<p>E</p> <p>No example provided:-</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

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<p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p> <p>Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.</p>	<p>E</p> <p>Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>E</p>

	<p>Intersection spacing (centreline – centreline) along a through road conforms with the following:</p> <ul style="list-style-type: none"> a. Where the through road provides an access or collector function: <ul style="list-style-type: none"> i. intersecting road located on same side = 100 metres; ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: <ul style="list-style-type: none"> i. intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: <ul style="list-style-type: none"> i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres. d. Walkable block perimeter does not exceed 1500 metres. <p>Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.</p>					
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1765 1465 2040"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="2">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width</td> </tr> <tr> <td>OR</td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width	OR
Situation	Minimum construction					
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width					
OR						

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<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="804 203 1136 745"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1141 203 1474 745"> <p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO30</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood</p>	<p>No example provided.</p>

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<p>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 achievement of this performance outcome.</p>	<p>No example provided.</p>
<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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p> <p>Where development:</p> <ul style="list-style-type: none"> a. involves a land area 2500m² or greater in size; and b. results in 6 or more dwellings; or c. results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - For Rural residential development with a density of 1.25 lots/dwellings per hectare and above, the entire development area is to be treated by the stormwater quality management system/s. For Rural residential development with a density less than 1.25 lots/dwellings per hectare, the road reserve is to be treated by the stormwater quality management system/s.</p> <p>Note - A site based stormwater management prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>No example provided.</p>

<p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater dams to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 387 1468 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p> <p>E</p> <p>Easements are provided over all headwalls and outlet structures within private land. The easement is to cover all drainage works and extend to the point where the stormwater flows return to natural flow conditions.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 								

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Site works and construction management	
<p>PO33</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO34</p> <p>All works on-site are managed to:</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 actionable nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>E34.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ul style="list-style-type: none"> 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 or erosion of any kind; 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. f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties. <p>E34.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E34.3</p>

	<p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E34.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO35</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E35</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO36</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. 	<p>E36.1</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>E36.2</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>E36.3</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>E</p>

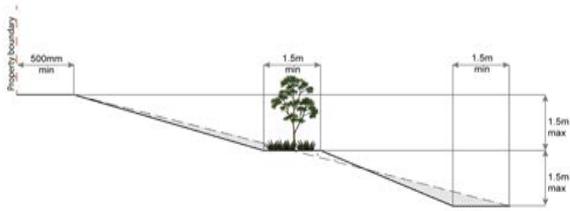
6 Zones

<p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
<p>PO37</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p> <p>E37</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>

<p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	
<p>PO38</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E38.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E38.2</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO39</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,</p>	<p>No example provided.</p>

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<p>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>PO40</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 fill 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 months of the commencement date.</p>	<p>E40.1</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>E40.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E40.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E40.4</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>E40.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E40.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> a. limited to that area required for the necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E40.7</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>PO41</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E41</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>PO42</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E42.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E42.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO</p> <p>Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.</p>	<p>E</p> <p>The area subject to filling or excavation does not contain any utility services.</p> <p>E</p>

6 Zones

	<p>The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.</p> <hr/> <p>E</p> <p>The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres.</p> <p>Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.</p>
<p>PO43</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO44</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:

	<ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

PO45

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

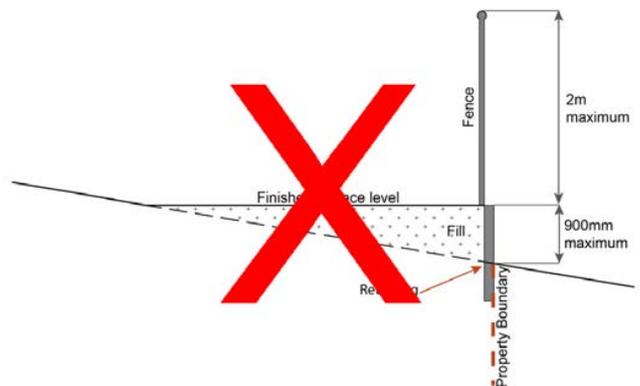
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E45

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 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

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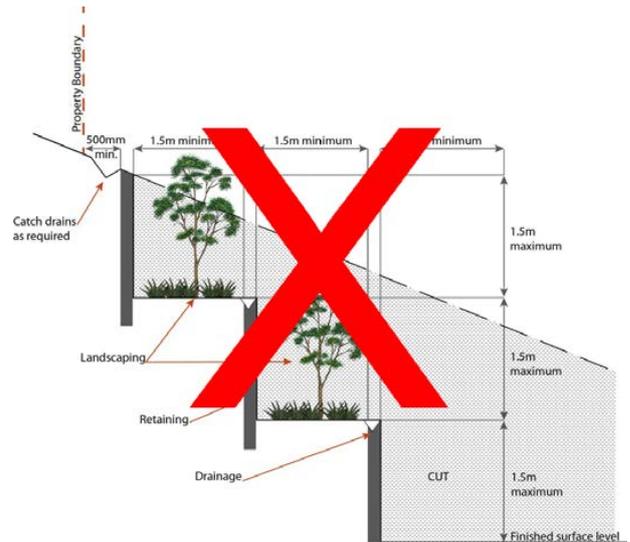
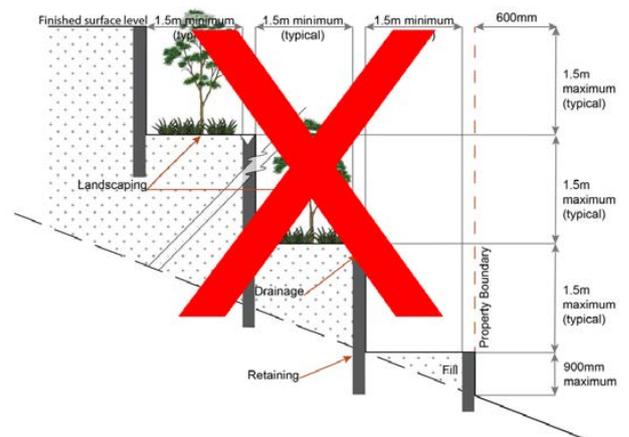


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

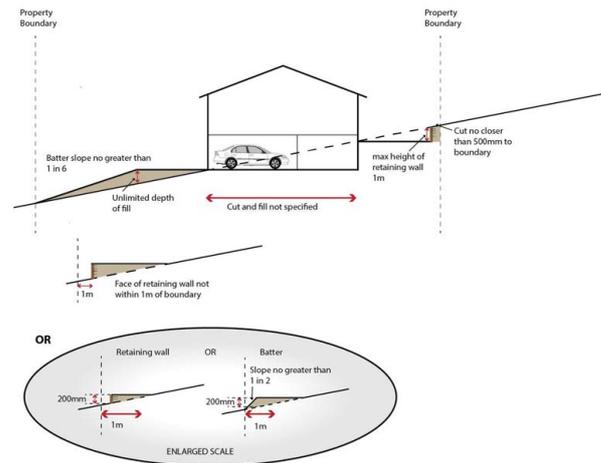
result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

6 Zones

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</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.

<p>PO46</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>E46.1</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
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	<p>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> <hr/> <p>E46.2</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> <hr/> <p>E46.3</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>PO47</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>E47</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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>

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	<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>PO48</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>E48</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>PO49</p> <p>Development for a cattery and kennel ensures that:</p> <p>a. it is a size, scale and design not visually dominant, overbearing or inconsistent with the low density, low rise built form character anticipated in the Rural residential zone;</p> <p>b. it is sufficiently landscaped, fenced and screened in a manner to reduce the visual appearance of buildings, structures, storage and parking areas;</p> <p>c. design, siting and construction prevents animal noise from being clearly audible beyond the development site and does not create a disturbance to residents on adjoining and surrounding properties; and</p> <p>d. fencing of sufficient height and depth, being a minimum height of 1.8m and minimum depth of 0.2m, is provided to prevent animals escaping.</p>	<p>No example provided.</p>
Community activities group adjoining Community activities and neighbourhood hubs	
<p>PO50</p> <p>New Community activities group uses may establish where they:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. immediately adjoin Community activities and neighbourhood hubs; b. 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. c. of a small scale and low built form, having regard to the surrounding character; d. do not result in nuisance impacts upon adjoining residents or the streetscape. 	
Dwelling house⁽²²⁾	
<p>PO51</p> <p>Development does not result in residential density exceeding more than one dwelling house⁽²²⁾ per lot.</p>	<p>E51</p> <p>Residential density does not exceed one dwelling house⁽²²⁾ per lot.</p>
<p>PO52</p> <p>Building and roofed structure 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 residential zone; b. does not unduly impact on access to sunlight, overshadowing or privacy experienced by adjoining properties; c. is not visually dominant or overbearing; d. does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers) by adopting design or on-site management measures that: <ul style="list-style-type: none"> i. ensures a physical line-of-sight between transmitting or receiving devices. ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility. 	<p>E52</p> <p>Building height for a dwelling house⁽²²⁾ does not exceed:</p> <ul style="list-style-type: none"> a. that on Overlay map - Building heights for dwelling houses⁽²²⁾; or b. for domestic outbuildings and free standing carports and garages, building height does not exceed 4.5m.
<p>PO53</p> <p>Setbacks:</p>	<p>E53</p> <p>Setbacks are as follows:</p>

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<p>a. are sufficient to minimise overlooking and maintain privacy of adjoining properties;</p> <p>b. create sufficient separation to ensure buildings are not visually dominant or overbearing with respect to the low density character and amenity anticipated in the Rural residential zone.</p>	<p>Where a dwelling house⁽²²⁾ or outbuilding has a building height of 3m or less:</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 outbuilding has a building height greater than 3m and less than 8.5m:</p> <p>a. road boundary -- 6m</p> <p>b. side boundary -- 4.5m</p> <p>c. rear boundary -- 4.5m.</p> <p>Setbacks (including domestic outbuildings) comply with the following:</p> <p>a. Road boundary - 6m</p> <p>b. Side and rear boundary:</p> <table border="1" data-bbox="810 981 1465 1249"> <thead> <tr> <th>Height of wall</th> <th>Minimum setback from side or rear boundary</th> </tr> </thead> <tbody> <tr> <td>3m or less</td> <td>1.5m</td> </tr> <tr> <td>Greater than 3m to 4.5m</td> <td>2m</td> </tr> <tr> <td>Greater than 4.5m</td> <td>4m</td> </tr> </tbody> </table> <p>Note - For building work associated with a dwelling house, this is an alternative provision to the QDC, part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d) and is a concurrence agency issue.</p>	Height of wall	Minimum setback from side or rear boundary	3m or less	1.5m	Greater than 3m to 4.5m	2m	Greater than 4.5m	4m
Height of wall	Minimum setback from side or rear boundary								
3m or less	1.5m								
Greater than 3m to 4.5m	2m								
Greater than 4.5m	4m								
<p>PO54</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, steep slope, waterway setbacks and significant vegetation; and</p> <p>b. development does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values.</p>	<p>E54</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>								
<p>PO55</p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p>	<p>E55</p> <p>Building and site design on slope between 10% and 15% must:</p>								

<p>a. minimising cut and fill to create single flat pads and benching;</p> <p>b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; and</p> <p>c. minimising any impact on the landscape character of the Rural residential zone;</p> <p>d. protecting the amenity of adjoining properties.</p> <p>Any filling or excavation associated with a building or structure:</p> <p>a. minimises cut and fill by responding to the natural topography of the site;</p> <p>b. avoids loss of trees and vegetation and interference with natural drainage systems;</p> <p>c. provides a positive interface with the streetscape and avoids expanses of retaining walls;</p> <p>d. protects the amenity and privacy of adjoining properties.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.</p>	<p>a. use split level, multiple slab, pier or pole construction;</p> <p>b. avoid single plane, and benching;</p> <p>c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.</p> <p>On lots less than 2 ha in area, filling and excavation that is outside of the external walls of any building does not:</p> <p>a. involve a change in level of more than 1.0m relative to natural ground level or result in a batter greater than 1V:6H relative to natural ground level;</p> <p>b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to natural ground level;</p> <p>c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;</p> <p>d. result in the toe of any batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:</p> <p>i. the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level; or</p> <p>ii. the batter slope within that 1.0m strip is no steeper than 1V:2H.</p> <p>Note - To demonstrate compliance with this outcome building design may include split level or pier and pole construction.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision requires a concurrence agency response from Council.</p>
<p>PO56</p> <p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, dwelling houses⁽²²⁾, outbuildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p>E56.1</p> <p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Dwelling house or outbuilding on the land:-</p> <p>a. RL 39.63m AHD being the full supply level of Lake Samsonvale; and</p> <p>b. RL 21m AHD being the full supply level of Lake Kurwongbah.</p> <p>OR</p>

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	<p>No part of any Dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot RP111653 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p> <p>E56.2</p> <p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653; and 400m from RL 39.63m AHD being the full supply level of Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's Note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers.</p>
Dwelling house⁽²²⁾ where including a secondary dwelling	
<p>PO57</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling:</p> <ol style="list-style-type: none"> remains subordinate to the principal dwelling; has a maximum GFA of 100m². retains its connection with the principal dwelling by: <ol style="list-style-type: none"> avoiding the establishment of a separate access; and being located within 50m of the principal dwelling house⁽²²⁾; 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>E57</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling:</p> <ol style="list-style-type: none"> has a maximum GFA of 100m². obtains access from the existing driveway giving access to the dwelling house⁽²²⁾. is located within 50m from the principal dwelling house⁽²²⁾. <p>Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</p>
Home based business⁽³⁵⁾	
<p>PO58</p> <p>Home based business(s)⁽³⁵⁾:</p> <ol style="list-style-type: none"> is subordinate in size and function to the primary use on the site being a permanent residence; 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>E58.1</p> <p>The home based business(s)⁽³⁵⁾, including any storage, are fully enclosed within a dwelling or on-site structure.</p> <p>E58.2</p>

<p>c. store no more heavy vehicles, trailer and motor vehicle on-site, as follows:</p> <ul style="list-style-type: none"> i. 1 heavy vehicle; ii. 1 trailer; iii. Up to 3 motor vehicles. <p>d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the Rural residential zone;</p> <p>e. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised;</p> <p>f. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.</p>	<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>E58.3</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. <p>E58.4</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>E58.5</p> <p>Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.</p>
<p>PO59</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 residential zone.</p>	<p>E59</p> <p>Hours of operation to be restricted to 8.00am to 6.00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for:</p> <ul style="list-style-type: none"> 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>PO60</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; 	<p>E60.1</p> <p>The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel.</p> <p>E60.2</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>

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<p>b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality;</p> <p>c. The establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).</p>	<p>E60.3</p> <p>Home based business(s)⁽³⁵⁾ do not generate noise that is audible from the boundary of the site.</p>
<p>PO61</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> <p>a. the display and sale of goods being viewed from outside of the site;</p> <p>b. overall development on the site having a predominantly commercial appearance.</p>	<p>E61.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p> <p>E61.2</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>PO62</p> <p>Bed and breakfast and farmstays are of a size and scale that:</p> <p>a. are consistent with the low intensity, open area character and amenity of the rural residential area;</p> <p>b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.</p>	<p>E62</p> <p>For bed and breakfast and farmstays-</p> <p>a. short-term accommodation⁽⁷⁷⁾ is provided in the dwelling house⁽²²⁾ of the accommodation operator.</p> <p>b. maximum 4 bedrooms 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>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO63</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>E63.1</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>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>E64</p>

<p>Infrastructure does not have an impact on pedestrian health and safety.</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>Non-resident workforce accommodation⁽⁵²⁾</p>	
<p>PO66</p> <p>Development associated with non-resident workforce accommodation⁽⁵²⁾:</p> <ol style="list-style-type: none"> provides accommodation for rural workers only and is not advertised or used for the purpose of accommodating general travellers or tourists; and 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. 	<p>No example provided.</p>
<p>PO67</p> <p>Development associated with non-resident workforce accommodation⁽⁵²⁾:</p> <ol style="list-style-type: none"> 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 residential zone; and 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>PO68</p>	

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<p>Where located within the buffer around Lake Samsonvale or Lake Kurwongbah, non-resident workforce buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>	
<p>Permanent plantation⁽⁵⁹⁾</p>	
<p>PO69</p> <p>Planting for permanent plantation⁽⁵⁹⁾ purposes:</p> <ol style="list-style-type: none"> only comprises native species naturally occurring in 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>E69</p> <p>Planting only comprises native species naturally occurring in the area.</p>
<p>Retail and commercial activities and Community activities groups</p>	
<p>PO70</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 impacts 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>E70.1</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p> <hr/> <p>E70.2</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS/NZS2890.1 Parking facilities Part 1: Off-street car parking and Planning scheme policy - Integrated design.</p>
<p>PO71</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>E71</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
<p>PO72</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; 	<p>No example provided.</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 sightlines;</p> <p>e. maintains the achievement of active frontages and sightlines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO</p> <p>New Community activities group uses may establish where they:</p> <p>a. immediately adjoin Community activities and neighbourhood hubs;</p> <p>b. are located on allotments that have appropriate area and dimensions for the sitting of:</p> <p>i. buildings and structures;</p> <p>ii. vehicle servicing, deliveries, parking, manoeuvring and circulation;</p> <p>iii. landscaping and open space including buffering.</p> <p>c. of a small scale and low built form, having regard to the surrounding character;</p> <p>d. do not result in nuisance impacts upon adjoining residents or the streetscape.</p>	<p>No example provided.</p>
<p>Roadside stall⁽⁶⁸⁾</p>	
<p>PO73</p> <p>A roadside stall⁽⁶⁸⁾:</p> <p>a. comprises only one roadside stall⁽⁶⁸⁾ per property;</p> <p>b. only offers goods grown, produced or manufactured on the site;</p> <p>c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties.</p>	<p>E73</p> <p>For a roadside stall⁽⁶⁸⁾:</p> <p>a. no more than one roadside stall⁽⁶⁸⁾ per property;</p> <p>b. goods offered for sale are only goods grown, produced or manufactured on the site;</p> <p>c. the maximum area associated with a roadside stall⁽⁶⁸⁾, including any larger separate items displayed for sale, does not exceed 20m².</p>
<p>PO74</p> <p>A roadside stall⁽⁶⁸⁾ is designed and located to:</p> <p>a. ensure safe and accessible access, egress and on-site parking;</p> <p>b. ensure safe and efficient functioning of roads.</p>	<p>E74</p> <p>Roadside stall⁽⁶⁸⁾:</p> <p>a. provide car parking for 2 vehicles off the road carriage and located on the property;</p> <p>b. is located no closer than 100m from an intersection.</p>

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Rural industry⁽⁷⁰⁾	
<p>PO75</p> <p>Rural industry⁽⁷⁰⁾:</p> <ol 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. 	No example provided.
Rural workers' accommodation⁽⁷¹⁾	
<p>PO76</p> <p>Rural workers accommodation⁽⁷¹⁾:</p> <ol style="list-style-type: none"> a. provide quarters only for staff employed to work the land for rural purposes; b. is of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone; c. is screened and landscaped in a manner so it is not visible from a road; d. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents e. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, non-resident workforce buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	No example provided.
Sales office⁽⁷²⁾	
<p>PO77</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and retain a physical connection to land or building being displayed or sold.</p>	<p>E77</p> <p>Development is carried out for no longer than 2 years.</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>PO78</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>E78.1</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>E78.2</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>PO79</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>E79</p> <p>A minimum area 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>PO80</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E80</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>PO81</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>E81.1</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>E81.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E81.3</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>E81.4</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>

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	<p>E81.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E81.6</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>PO82</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>E82</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>PO83</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>E83</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>PO84</p> <p>Buildings and activities associated with a wholesale nursery⁽⁸⁹⁾:</p> <ol 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 State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy). 	<p>No example provided.</p>

Veterinary services⁽⁸⁷⁾	
<p>PO85</p> <p>Buildings and activities associated with veterinary services⁽⁸⁷⁾:</p> <ol style="list-style-type: none"> are for veterinary care, surgery and treatment of animals only; and 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 State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy). 	No example provided.
Winery⁽⁹⁰⁾	
<p>PO86</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 State Arterial, Arterial or Sub-Arterial (Overlay map - Road hierarchy). 	No example provided.
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>	
<p>PO87</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p>	<p>E87</p> <p>Development does not involve:</p>

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<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>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>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>PO88</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; e. ensure safe and effective access for emergency services during a bushfire. 	<p>E88.1</p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <p>E88.2</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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point.

	Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959
<p>PO89</p> <p>Development and associated driveways and access ways:</p> <ol style="list-style-type: none"> avoid potential for entrapment during a bushfire; ensure safe and effective access for emergency services during a bushfire; enable safe evacuation for occupants of a site during a bushfire. 	<p>E89</p> <p>A length of driveway:</p> <ol style="list-style-type: none"> 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; has a maximum gradient no greater than 12.5%; have a minimum width of 3.5m; accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
<p>PO90</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E90</p> <ol style="list-style-type: none"> 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 located within 10m of buildings and structures. 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. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ol style="list-style-type: none"> a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; 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>PO91</p> <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>E91</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO92

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can

No example provided.

<p>be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO93</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
<p>Vegetation clearing and habitat protection</p>	
<p>PO94</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO95</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	No example provided.

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<p>PO96</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO97</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO98</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO99</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO100</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>

<p>PO101</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO102</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO103</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	No example provided.
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	

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<p>PO104</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E104</p> <p>Development does not result in more than one dwelling house⁽²²⁾ per lot within separation areas.</p>
<p>PO105</p> <p>Development:</p> <ol style="list-style-type: none"> does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; is compatible with the operation of an Extractive industry⁽²⁷⁾; does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E105</p> <p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> caretaker's accommodation⁽¹⁰⁾; community residence⁽¹⁶⁾; dual occupancy⁽²¹⁾; dwelling unit⁽²³⁾; hospital⁽³⁶⁾; rooming accommodation⁽⁶⁹⁾; multiple dwelling⁽⁴⁹⁾; non-resident workforce accommodation⁽⁵²⁾; relocatable home park⁽⁶²⁾; residential care facility⁽⁶⁵⁾; resort complex⁽⁶⁶⁾; retirement facility⁽⁶⁷⁾; rural workers' accommodation⁽⁷¹⁾; short-term accommodation⁽⁷⁷⁾; tourist park⁽⁸⁴⁾.
<p>PO106</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E106</p> <p>All habitable rooms within the separation area are:</p> <ol style="list-style-type: none"> acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; provided with mechanical ventilation.
<p>PO107</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E107</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO108</p> <p>Development:</p> <ol style="list-style-type: none"> does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; 	<p>E108</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; Community residence⁽¹⁶⁾;

<p>b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;</p> <p>c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:</p> <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<ul style="list-style-type: none"> c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO109</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E109.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E109.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</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>PO110</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; 	<p>E110</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</p>

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<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>plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO111</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>PO112</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>PO113</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E113</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	

<p>PO114</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E114</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO115</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<p>E115</p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO116</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>E116</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO117</p>	<p>E117</p> <p>The following uses are not located within a wastewater treatment site buffer:</p>

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<p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO118</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E118.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E118.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E118.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E118.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E118.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO119</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p>	<p>E119</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p>

<p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<ul style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO120</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>E120</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>PO121</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E121</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>PO122</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E122</p> <p>The following uses are not located within a Landfill buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾;

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	<p>o. Short-term accommodation⁽⁷⁷⁾;</p> <p>p. Tourist park⁽⁸⁴⁾.</p>
<p>PO123</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E123</p> <p>Habitable rooms:</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>PO124</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>PO125</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> <p>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;</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 design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.</p>	<p>E125</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO126</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p>	<p>E126</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>

<ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	
<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>PO127</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>PO128</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>PO129</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>No example provided.</p>

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<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>PO130</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>E130</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>PO131</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>E131</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>PO132</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>E132.1</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>E132.2</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>PO133</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>No example provided.</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>PO134</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>E134</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>Riparian and wetland setbacks</p>	
<p>PO135</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>E135</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - In the Rural Residential Zone, netting, shade cloth and similar coverings associated with agricultural operations are exempt.</p>	
<p>PO136</p> <p>Development:</p> <ol style="list-style-type: none"> avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; retain the natural character or bushland settings as the dominant landscape characteristic; is viewed as being visually consistent with the natural landscape setting and does not diminish 	<p>E136</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ol style="list-style-type: none"> located on a hill top or ridge line; all parts of the building and structure are located below the hill top or ridge line.

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<p>the scenic and visual qualities present in the environment.</p>																																														
<p>PO137</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>E137</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ul style="list-style-type: none"> a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height. 																																													
<p>PO138</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ul style="list-style-type: none"> a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape. 	<p>E138.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 786 1465 1615"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> <tr> <td>G23 – Shamrock</td> <td>N33 – Lightbox Grey</td> <td>X63 – Iron Bark</td> </tr> <tr> <td>G24 – Fern Green</td> <td>N35 – Light Grey</td> <td>Y51 – Bronze Olive</td> </tr> <tr> <td>G25 – Olive</td> <td>N41 – Oyster</td> <td>Y61 – Black Olive</td> </tr> <tr> <td>G34 – Avocado</td> <td>N42 – Storm Grey</td> <td>Y63 – Khaki</td> </tr> <tr> <td>G52 – Eucalyptus</td> <td>N43 – Pipeline Grey</td> <td>Y66 – Mudstone</td> </tr> <tr> <td>G53 – Banksia</td> <td></td> <td></td> </tr> </tbody> </table> <p>E138.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>																																														

6.2.12 Township zone code

6.2.12.1 Application - Township zone

This code applies to undertaking development in the Township zone, 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).

When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining and applying the requirements for accepted development and the assessment benchmarks for assessable development located in Part 5.

For accepted development subject to requirements or assessable development under this Code:

1. Part A of the code applies only to accepted development subject to requirements in the 6.2.12.1 'Township centre precinct';
2. Part B of the code applies only to assessable development in the 6.2.12.1 'Township centre precinct';
3. Part C of the code applies only to accepted development subject to requirements in the 6.2.12.2 'Township convenience precinct';
4. Part D of the code applies only to assessable development in the 6.2.12.2 'Township convenience precinct';
5. Part E of the code applies only to accepted development subject to requirements in the 6.2.12.3 'Township residential precinct';
6. Part F of the code applies only to assessable development in the 6.2.12.3 'Township residential precinct';
7. Part G of the code applies only to accepted development subject to requirements in the 6.2.12.4 'Township industry precinct';
8. Part H of the code applies only to assessable development in the 6.2.12.4 'Township industry precinct'.

6.2.12.2 Purpose - Township zone

1. The purpose of the Township zone code is to provide for small to medium size urban settlements located within a rural area.
2. The purpose of the Township zone is to ensure development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community. Facilities such as tourist attractions⁽⁸³⁾ and short-term accommodation⁽⁷⁷⁾, may be appropriate.
3. The purpose of the Township zone is to ensure the picturesque ridges, escarpments and pockets of natural vegetation surrounding the township, continue to provide a scenic setting for the township, views and landscaped character.
4. **The purpose of the Township zone code is to protect and reinforce the rural character and historical identity of the township and its unique sense of place.**
5. The purpose of the Township zone is to implement the policy direction set out in Part 3, Strategic Framework.
6. The Township zone includes 4 precincts which have the following purpose:
 - a. The Township centre precinct:

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- i. provides places for the community to gather and interact, promoting social activity and reinforcing a strong sense of rural identity and community;
 - ii. provides the community and commercial heart of the township;
 - iii. supports the rural areas of the region by:
 - A. supplying services and facilities to residents on rural properties;
 - B. contributing to employment self-containment and economic vitality;
 - C. providing a hub for community activity;
 - D. helping to define the unique character of the region.
 - iv. supports the central role of the townships in economic development and provides a diversity of jobs within the townships and surrounding rural areas.
- b. The Township convenience precinct:
- i. provides places for the community to gather and interact, promoting social activity and reinforcing a strong sense of rural identity and community;
 - ii. provides the community and commercial heart of the township at a smaller scale than the township centre precinct;
 - iii. supports the rural areas of the region by:
 - A. supplying services and facilities to residents on rural properties;
 - B. contributing to employment self-containment and economic vitality;
 - C. providing a hub for community activity;
 - D. helping to define the unique character of the region.
 - iv. supports the central role of the townships in economic development and provides jobs within the townships and surrounding rural areas.
- c. The Township industry precinct:
- i. facilitates and maintains the long term viability of a range of low impact and low intensity industrial and business activities which are compatible with adjacent commercial and residential areas and service the rural sector;
 - ii. supports the rural areas of the region by:
 - A. supplying services and facilities to residents on rural properties;
 - B. contributing to employment self-containment and economic vitality;
 - C. helping to define the unique character of the region.
 - iii. supports the central role of the townships in economic development and provides a diversity of jobs within the townships and surrounding rural areas.
- d. The Township residential precinct provides a lifestyle choice being characteristic of its location surrounded by rural areas often in a picturesque setting. Development, therefore, shall be of a scale and intensity consistent with and complementary to the established low density, low intensity, 'rural community character' residential form prominent in these areas.

6.2.12.1 Township centre precinct

6.2.12.1.1 Purpose - Township centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township centre precinct:
 - a. Development achieves a compact form, consolidating and reinforcing the Township centre as the community and commercial service activity node for the rural areas of the Region. Development continues to provide places for informal gathering and social interaction, reinforcing a sense of identity and community.
 - b. Development is designed and located on site to maintain and contribute to the rural community character (which could also be described as Australian country town, rustic, picturesque, having links to rural farming history or having a rural setting etc) and unique sense of place of the townships, while protecting and enhancing the local or historic character through:
 - i. recognising and incorporating traditional rural character **and integrating such elements with existing buildings through low-rise development and the integration of traditional and heritage design elements and detailing;**
 - ii. **the protection and emphasis of significant views and vistas;**
 - iii. retaining mature trees and native vegetation wherever possible;
 - iv. ensuring infrastructure (e.g. electricity) is discreetly located and not visually dominant in the streetscape;
 - v. ensuring the entrance to a township retains a 'gateway' or sense of arrival that is welcoming and distinguishes the township as a rural community;
 - vi. providing continuous awnings and active shop⁽⁷⁵⁾ fronts that are built to the street alignment.
 - c. Development ensures the precinct contains a mix of uses that provide a range of services to the growing rural sector, the residential population, and the tourism industry focused around local shopping, commercial, community and recreation facilities and short term visitor / tourist accommodation.
 - d. Development is of a low intensity and small scale which contributes to and does not detract from the character and identity of the township. Development will only meet the needs of the township, **tourists** and surrounding rural areas of the region (for example, a township centre precinct may contain retail activities including a full-line supermarket, convenience stores, personal services, specialty stores. However, does not include department stores (including discount department stores)).
 - e. 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 the precinct.
 - f. 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.
 - g. 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.
 - h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
 - j. The design, siting and construction of buildings within a township centre:
 - i. incorporate traditional architectural style and design elements to maintain the country town character (e.g. roof form, awnings, verandahs, parapets, window hoods, louvres and shutters, fretwork, stained glass, ornamental panels and utilises colours that are subdued and successfully blend with surrounding buildings and streetscape);

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- ii. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - iii. maintains a human scale, through appropriate building heights and form;
 - iv. is centred around a main street;
 - 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. does not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - viii. locates tenancies at the street with car parking at the rear;
 - ix. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - x. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - xi. includes buffers or other treatments measures to respond to the interface with residential zoned land.
- k. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Township centre precinct onto adjoining zones or precincts.
- l. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

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

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ - if not adjoining a sensitive land use • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ 	<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • Hotel⁽³⁷⁾ 	<ul style="list-style-type: none"> • Place of worship⁽⁶⁰⁾ • Rooming accommodation⁽⁶⁹⁾ • Sales office⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Short-term accommodation⁽⁷⁷⁾
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<ul style="list-style-type: none"> • Dual occupancy⁽²¹⁾ - if on a lot with a non-residential use • Dwelling unit⁽²³⁾ 	<ul style="list-style-type: none"> • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ - if not located adjoining a main street • Market⁽³⁸⁾ • Office⁽⁵³⁾ 	<ul style="list-style-type: none"> • Theatre⁽⁸²⁾ • Veterinary services⁽⁸⁷⁾
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r. Development in the Township centre precinct does not include any of the following uses:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • 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⁾ • Dwelling house⁽²²⁾ • Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Resort complex⁽⁶⁶⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Special industry⁽⁷⁹⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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s. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the precinct and zone.

6.2.12.1.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.12.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 6.2.12.1, 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	PO2

RAD2	PO4
RAD3	PO5
RAD4	PO7
RAD5	PO13
RAD6	PO14
RAD7	PO16
RAD8	PO22
RAD9	PO23
RAD10	PO25
RAD11	PO29-PO32
RAD12	PO29-PO32
RAD13	PO33
RAD14	PO35-PO40
RAD15	PO44
RAD16	PO44
RAD17	PO46
RAD18	PO48
RAD19	PO50
RAD20	PO51
RAD21	PO53
RAD22	PO55
RAD23	PO56
RAD24	PO53
RAD25	PO57
RAD26	PO57-PO62
RAD27	PO59
RAD28	PO63
RAD29	PO63
RAD30	PO63
RAD31	PO64
RAD32	PO65
RAD33	PO67
RAD34	PO67
RAD35	PO66
RAD36	PO67
RAD37	PO73

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RAD38	PO75
RAD39	PO76
RAD40	PO77
RAD41	PO77
RAD42	PO77
RAD43	PO77
RAD44	PO79
RAD45	PO80-PO91
RAD46	PO80-PO91
RAD47	PO92
RAD48	PO92
RAD49	PO95
RAD50	PO95
RAD51	PO95
RAD52	PO96-PO98, PO100-PO102
RAD53	PO96-PO98, PO100-PO102
RAD54	PO96-PO98
RAD55	PO99
RAD56	PO103
RAD57	PO104

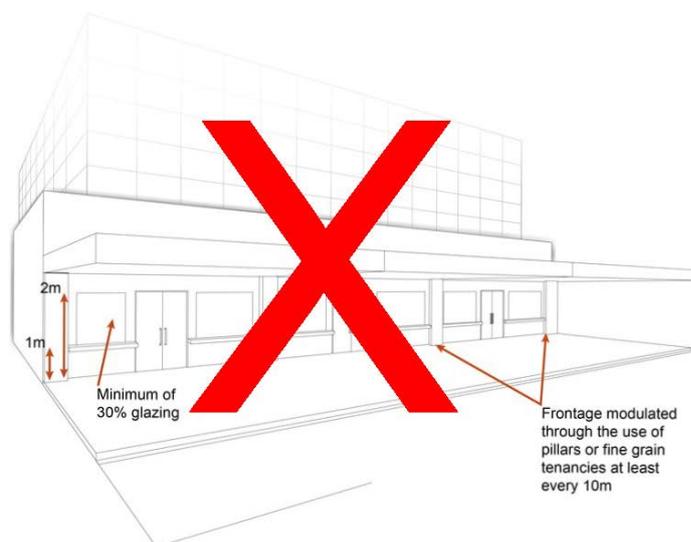
Part A - Requirements for accepted development - Township centre precinct

Table 6.2.12.1.1 Requirements for accepted development - Township centre precinct

Requirements for accepted development	
General requirements	
Active frontage	
RAD1	<p>Where involving an extension (building work) in front of the main building line:</p> <ol style="list-style-type: none"> a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m; the minimum window or glazing remains uncovered and free of signage; incorporates building openings and windows overlooking the street with vertical lines and rhythm.

Requirements for accepted development

Figure - Glazing



THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT



Building height

RAD2 Where involving an extension (building work), building height does not exceed the maximum height identified on Overlay map - Building heights.

Setbacks

RAD3 Where involving an extension (building work), buildings are setback at least:

- i. 6 metres from the rear boundary;
- ii. 2.5 metres from a side boundary adjoining a sensitive land use.

Built form

RAD4 Where involving an extension (building work) adjoining the street, the development provides awnings on the street frontage for the full length of any wall fronting the road boundary to the site. Awnings are to:

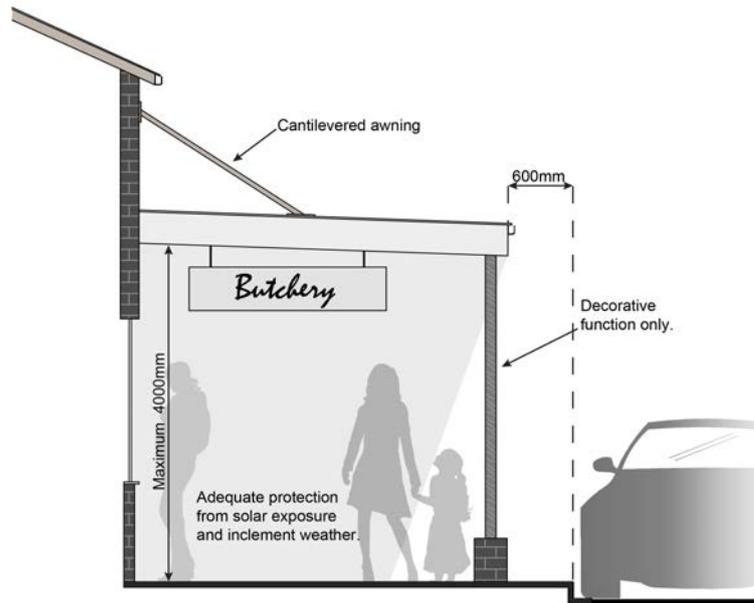
- i. be cantilevered;

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Requirements for accepted development

- ii. have a maximum soffit height of 4m above finished ground level;
- iii. **connect into abutting awnings wherever possible;**
- iv. be a minimum of 3 metres wide measured from the front building line to the kerb or be setback a minimum of 600mm from the face of the kerb.

Figure - Awning



RAD Where involving an extension (building work), development retains elements which have cultural heritage, character or streetscape significance.

Note - Refer to Planning scheme policy - Township Character for details.

Car parking

RAD5 Development provides car parking spaces in accordance with Schedule 7 - Car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.

RAD6 Car parking spaces (other than existing spaces) are not located in front of the main building line **and if visible from the frontage are screened to reduce negative impacts on the streetscape.**

Note - Refer to Planning scheme policy - Township Character for details.

RAD7 Where altering the layout of car parking or manoeuvring areas within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid screen fence is provided for the full length of the property boundary.

Waste

RAD8 Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.

Landscaping

Requirements for accepted development	
RAD9	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
RAD10	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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Hazardous Chemicals	
RAD11	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.
RAD12	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 where not located in the Environmental areas overlay map	
RAD13	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	

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Utilities	
RAD14	<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. sealed and dedicated road. <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD15	<p>Any new or changes to existing site-access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD16	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>

RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
Stormwater	
RAD17	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD18	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ol style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area.</p> <p>Where development:</p> <ol style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>

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RAD	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:	
	Pipe Diameter	Minimum Easement Width (excluding access requirements)
	Stormwater Pipe up to 825mm diameter	3.0m
	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m
	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
	Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.	
	Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.	

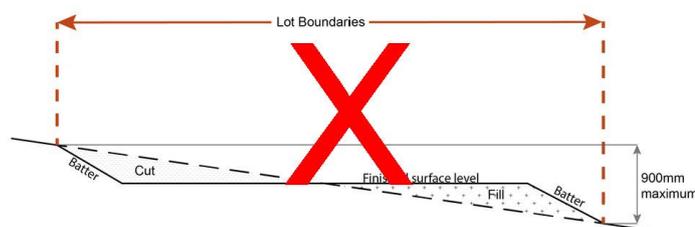
Site works and construction management	
RAD19	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD20	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD23	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD21	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.

RAD24	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.
RAD22	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
RAD	<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 - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p>

Earthworks

RAD26 The total of all cut and fill on-site does not exceed 900mm in height.

Figure - Cut and Fill



Note - This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

OR

result in a batter greater than 1V to 6H;

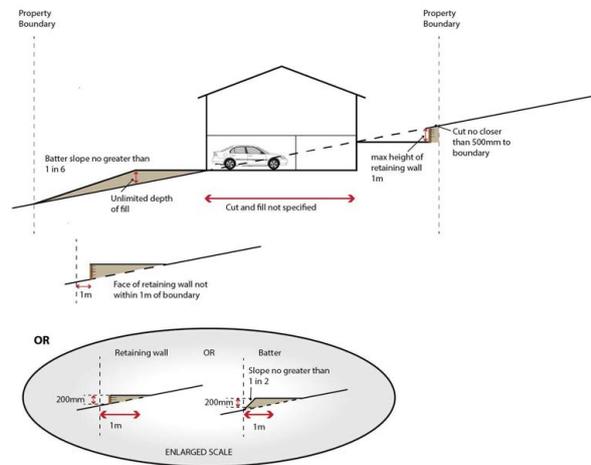
- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

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- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; **OR**
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	<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>
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	<p>All fill and excavation is contained on-site and is free draining.</p>
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which:

	<ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD25	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD27	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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:

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- 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.

RAD28	<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> <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 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: <ol 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.
RAD29	<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"> 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.
RAD30	<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>
RAD31	<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);

	<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>
RAD32	<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	
Residential uses (dwelling unit's⁽²³⁾ and caretakers accommodation⁽¹⁰⁾)	
RAD33	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
RAD34	Dwellings are located behind or above the non-residential use on-site.
RAD35	<p>Dwellings are provided with a private open space area that:</p> <ul style="list-style-type: none"> a. is directly accessible from a living area within the dwelling; b. is screened for privacy; c. ground level floor dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level floor dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.
RAD36	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services.
Sales office⁽⁷²⁾	
RAD37	The use is not carried out for 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>	

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RAD38	A minimum area 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.
RAD39	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.
RAD40	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.
RAD41	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD42	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD43	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>
RAD44	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.

Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

- a. Clearing of native vegetation located within an approved development footprint;
- b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD45 Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².

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

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

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

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

RAD46 No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.

This does not apply to the following:

- a. Clearing of native vegetation located within an approved development footprint;
- b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and

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	<p>Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Grazing of native pasture by stock;</p> <p>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p>
<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>	
RAD47	<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>
RAD48	<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>
RAD49	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD50	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <p>a. construction of any building;</p> <p>b. laying of overhead or underground services;</p> <p>c. any sealing, paving, soil compaction;</p> <p>d. any alteration of more than 75mm to the ground surface level prior to work commencing.</p>
RAD51	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)</p>	
RAD52	<p>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.</p>

RAD53	<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>
RAD54	<p>Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.</p>
RAD55	<p>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.</p>
RAD56	<p>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.</p>
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD57	<p>No development is to occur within:</p> <ol style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors)</p> <p>This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Part B - Criteria for assessable development - Township centre 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 6.2.12.1.2 as well as the purpose statement and overall outcomes of this code.

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Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.12.1.2 Assessable development - Township centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the Township centre precinct:</p> <p>a. is of a limited size; and small scale;</p> <p>b. offers a mix of uses that only provides for the needs of the township, tourism and surrounding rural areas.</p>	<p>E1</p> <p>Retail and commercial uses consists of:</p> <p>a. small format supermarket with a maximum GFA of 1200m²;</p> <p>b. small format retail or commercial tenancies with a maximum GFA of 100m² each.</p>
<p>PO</p> <p>Development consolidates and reinforces the township main street and does not decentralise shopping activity away from the main street.</p>	<p>E</p> <p>Development is focused around the main street.</p>
Active frontage	
<p>PO2</p> <p>Development addresses and activates streets and public spaces by:</p> <p>a. retaining the fine grain traditional township pattern of shop⁽⁷⁵⁾ fronts and continuous street facades;</p> <p>b. establishing and maintaining opportunities for social 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>c. ensuring buildings and individual tenancies address street frontages, public spaces and other areas of pedestrian movement;</p> <p>d. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space;</p> <p>e. locating car parking areas behind or under buildings to not dominate the street environment;</p> <p>f. providing traditional character elements and visual interest to the façade (e.g. windows or glazing; variation in colours, materials, finishes; articulation, recesses or projections);</p> <p>g. establishing or maintaining human scale.</p>	<p>E2.1</p> <p>Development addresses the street frontages and public spaces and incorporates building openings and windows overlooking the street.</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> <p>a. does not adjoin a main street or a corner;</p> <p>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> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design Township Character for details and examples.</p> <p>E2.4</p> <p>Development on corner lots:</p>

Note - Refer to Planning scheme policy - Township Character for details and examples.

- a. addresses and provides openings at both street frontages;
- b. expresses strong visual elements, including feature building entries.

E2.5

Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.

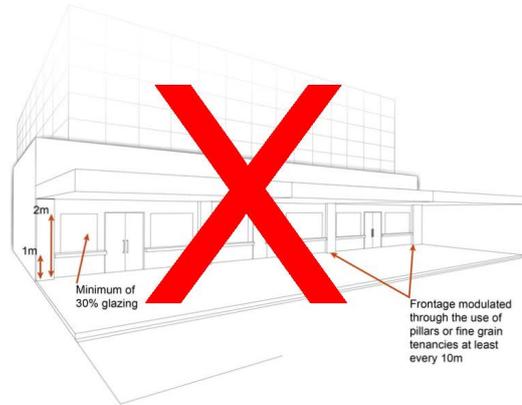
E2.6

The front facade of the building:

- 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.

Note - This does not apply to Adult stores⁽¹⁾.

Figure - Glazing



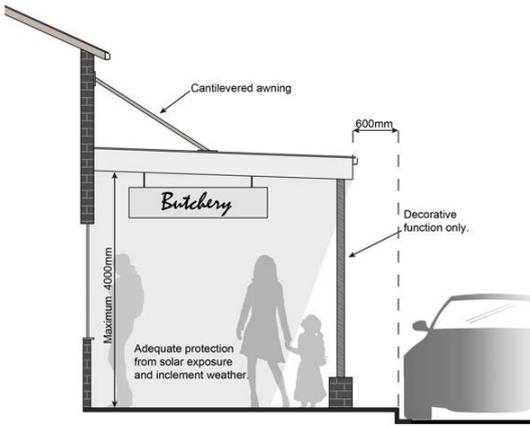
THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT



E2.7

6 Zones

	<p>Each tenancy does not have a street frontage width greater than 10m; or they are sleeved by smaller tenancies (e.g. retail and similar uses).</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design Township Character for details and examples.</p>
Streetscape	
<p>PO3</p> <p>Development contributes to the character of the township by providing and maintaining an attractive and walkable street environment through:</p> <ol style="list-style-type: none"> the provision of appropriate architectural style, traditional heritage streetscape features and landscaping; (e.g. footpaths, paving/stencilled concrete, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design: Streetscape features are to be: the protection and emphasis of significant views and vistas; where on prominent corners and key sites, the inclusion of well designed facades, landmark visual elements and feature building entries. predominantly of natural materials; simple, in design and form; functional; low maintenance; incorporate robust forms and features. <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p> <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	<p>No example provided.</p>
Building height	
<p>PO4</p> <p>The height of buildings reflect the individual character of the centre.</p>	<p>E4</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Setbacks	
<p>PO5</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>PO6</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.
Built form	
<p>PO7</p> <p>Awnings are provided at the ground level floor fronting pedestrian footpaths. Awnings:</p> <p>a. provide adequate continuous 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>c. do not compromise the provision of street trees and signage;</p> <p>d. ensure the safety of pedestrians and vehicles (e.g. No support poles).</p> <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p>	<p>E7</p> <p>Continuous awnings are to:</p> <p>a. be cantilevered;</p> <p>b. have a maximum soffit height of 4m above finished ground level;</p> <p>c. connect into abutting awnings wherever possible; and</p> <p>d. be a minimum of 3 metres wide, measured from the front building line to the kerb; or</p> <p>e. be setback a minimum of 600mm from the face of the kerb.</p> <p style="text-align: center;">Figure - Awning</p>  <p>Note - Where street trees or lights poles are provided, a greater setback may be permitted.</p>
<p>PO8</p> <p>Where located adjacent to land zoned for residential purposes, site development and built form:</p>	No example provided.

6 Zones

<ul style="list-style-type: none"> a. is sympathetic to the low scale residential nature of the area; b. minimises overlooking and overshadowing; c. maintains privacy of residential development; d. does not cause significant loss of amenity to neighbouring residents; e. does not create safety or security issues by creating potential concealment areas or interfering with sight lines. 	
<p>PO9</p> <p>Building design and facades reinforce the rural township character and provide interest to the streetscape. Design principles include:</p> <ul style="list-style-type: none"> a. roofs with simple forms and rooflines; b. roofs with pitches, gables and overhangs; c. articulation of parapets bearing heritage style signage; d. traditional roof materials that are predominantly non-tile and the use of lightweight materials; e. verandahs; f. facades with depth, recesses, patterning and parapets; g. windows and door openings with traditional embellishments and repetition of vertical lines; h. facades that incorporate variations in materials, colours and textures. i. decorative features and detailing; j. two storey buildings to incorporate features such as verandahs, cornices, pilasters, recesses and projections. <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p>	<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; 	<p>No example provided.</p>

<ul style="list-style-type: none"> b. are designed to limit opportunities for concealment; c. provide universal access for persons with disabilities. 	
<p>PO11</p> <p>Dedicated pedestrian pathways are provided between the road frontage and entrances to the building/s. Pedestrian pathways:</p> <ul style="list-style-type: none"> a. are clearly visible from the street; b. are connected to pedestrian footpaths on the street frontage and adjoining sites; c. are of adequate standard to permit universal access; d. are low-maintenance and have a surface finish that is slip-resistant and is sympathetic to existing pavement treatments in the township; e. are adequately lit at all times to ensure public safety and security. <p>Note - The design provisions for footpaths outlined in the MBRC Street Design Manual (Planning scheme policy - Integrated design) may assist in demonstrating compliance with this Performance Outcome.</p>	<p>No example provided.</p>
<p>PO12</p> <p>Buildings are designed, oriented and constructed to:</p> <ul style="list-style-type: none"> a. minimise energy consumption; b. maximise opportunities for the use of natural forms of heating, cooling and lighting. 	<p>E12</p> <p>Buildings incorporate the following elements:</p> <ul style="list-style-type: none"> a. passive heating and cooling through orientation, siting and design; b. natural air movement and cross ventilation; c. weather protection and shading; d. landscaping that regulates temperatures in living spaces; e. natural lighting; f. design that facilitates the installation and efficient operation of renewable energy technology.
Car parking	
<p>PO13</p> <p>The number of car parking spaces is managed to:</p>	<p>E13</p> <p>On-site car parking is provided at a rate identified in Schedule 7 - Car parking.</p>

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<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>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>PO14</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p> <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p>	<p>E14</p> <p>On-site landscaping is provided within car parking areas, to:</p> <p>a. screen car parking and servicing areas from Williams Street in Dayboro, Main Street in Samford, Archer Street in Woodford;</p> <p>b. screen car parking and servicing areas from adjoining buildings;</p> <p>c. incorporate shade trees.</p> <p>Note - To demonstrate compliance with this performance outcome the preparation of a landscape plan is provided in accordance with Planning scheme policy - Integrated design.</p>
<p>PO15</p> <p>Access, driveways and loading areas Driveways to rear car parking areas are designed to:</p> <p>a. maximise access from lanes and minor streets;</p> <p>b. retain the scale and continuity of the streetscape;</p> <p>c. provide safe and convenient access;</p> <p>d. minimise conflicts between pedestrians and vehicles on footpaths;</p> <p>e. allow for sharing or co-location;</p> <p>f. provide adequate and safe sight distances.</p>	<p>E15</p> <p>Driveways to rear car parking areas are generally located adjacent to the side property boundary</p> <p>No example provided.</p>
<p>PO16</p> <p>Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.</p>	<p>E16</p> <p>Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.</p>
<p>PO17</p>	<p>No example provided.</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>PO18</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>E18</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>				
<p>PO19</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. 	<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>PO20</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>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" data-bbox="791 1711 1465 1843"> <thead> <tr> <th data-bbox="791 1711 1102 1765">Use</th> <th data-bbox="1102 1711 1465 1765">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td data-bbox="791 1765 1102 1843">Residential uses comprised of dwellings</td> <td data-bbox="1102 1765 1465 1843">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				

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<ul style="list-style-type: none"> 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>	<table border="1" data-bbox="788 203 1474 360"> <tr> <td data-bbox="788 203 1102 309">All other residential uses</td> <td data-bbox="1107 203 1474 309">Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td data-bbox="788 309 1102 360">Non-residential uses</td> <td data-bbox="1107 309 1474 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>	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				
<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>E20.2</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>				
	<p>E20.3</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). <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.

E20.4

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

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	<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>PO21</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>	<p>No example provided.</p>
Waste	
<p>PO22</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality. 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> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Landscaping and fencing	
<p>PO23</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>No example provided.</p>

<p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO24</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E24</p> <p>Any side boundary fencing located between the road frontage and the main building line does not exceed 1.2m in height maintains transparency and pedestrian connectivity.</p>
<p>Lighting</p>	
<p>PO25</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>PO26</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>PO27</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>PO28</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</p>	<p>E28.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p>
	<p>E28.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

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<p>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>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>
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Hazardous Chemicals

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>PO29</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>E29.1</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 E29.1 (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>
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	<p>E29.2</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 E29.2 (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>
	<p>E29.3</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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria E29.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
PO30	E30

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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.	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>PO31</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>E31</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>PO32</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>E32.1</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. <p>E32.2</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO33</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. 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 	No example provided.

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

Works criteria

Utilities

<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO34</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾; foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO35</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E</p> <p>Development is connected to underground electricity.</p>
<p>PO36</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO37</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No example provided.</p>
<p>PO38</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>E38.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p>
	<p>E38.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO39</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>E39</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</p>

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	Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO40 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO41 Development provides functional and integrated car parking and vehicle access, that: <ul 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.
PO42 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO43 The layout of the development does not compromise: <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>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	E43.1 Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E43.2

	<p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p> <p>E43.3</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>E43.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO44</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E44.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval. <p>E44.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ol style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and

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	<p>c. the relevant standards in Planning scheme policy - Integrated design; and</p> <p>d. Schedule 8 - Service vehicle requirements.</p> <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E44.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ul style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; 	<p>No example provided</p>

<p>f. utility services location;</p> <p>g. emergency access and waste collection;</p> <p>h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences;</p> <p>i. expected traffic speeds and volumes; and</p> <p>j. wildlife movement.</p> <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO45</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:-</p> <p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;-</p> <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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <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>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

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<p>Note – Refer to Planning scheme policy – Integrated design for road network and active transport network design standards:</p> <p>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	
<p>PO</p>	<p>E</p>

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

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

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

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

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

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

Situation	Minimum construction
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:
OR	
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	
OR	
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	<ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads.

Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking).

Note - Alignment within road reserves is to be agreed with Council.

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

Stormwater

PO

E

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

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<p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO46</p>	<p>No example provided.</p>

<p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	
<p>PO47</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	No example provided.
<p>PO48</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p>	No example provided.

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<p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>									
<p>PO49</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 712 1468 1240"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

Site works and construction management	
<p>PO50</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO51</p>	<p>E51.1</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; ponding or concentration of stormwater does not occur in adjoining properties.
	<p>E51.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E51.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E51.4</p>

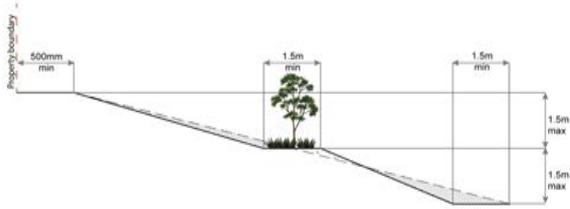
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	<p>Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree:</p> <p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO52</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E52</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO53</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD):</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E53.1</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>E53.2</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>E53.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>

	<p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO54</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E54</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO55</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 	<p>E55.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p>

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<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>Note - No parking of vehicles of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E55.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO56</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>PO57</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>E57.1</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>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 fill 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 months of the commencement date.</p>	<p>E57.2</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>E57.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <hr/> <p>E57.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <hr/> <p>E57.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).</p> <hr/> <p>E57.6</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>PO58</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E58</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>PO59</p>	<p>E59.1</p>

6 Zones

<p>Filling or excavation is undertaken in a manner that:</p> <ul style="list-style-type: none"> 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. <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <hr/> <p>E59.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ul style="list-style-type: none"> a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO60</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO61</p> <p>Development Filling or excavation does not result in:</p> <ul style="list-style-type: none"> 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. and 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>PO</p>	<p>E</p>

Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.

Filling and excavation undertaken on the development site are shaped in a manner which does not:

- a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or
- b. redirect stormwater surface flow away from existing flow paths; or
- c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:
 - i. concentrates the flow; or
 - ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or
 - iii. causes actionable nuisance to any person, property or premises.

Retaining walls and structures

PO62

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

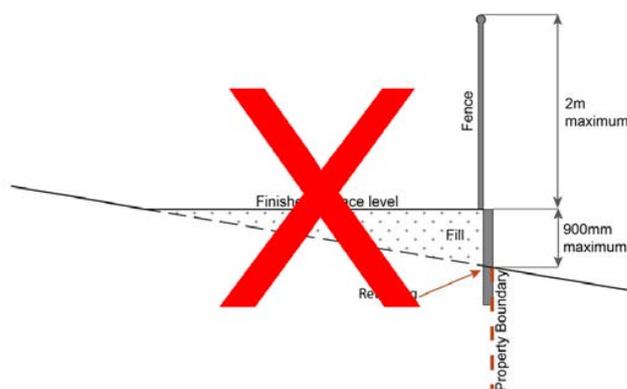
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E62

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 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.

6 Zones

Figure--Cut

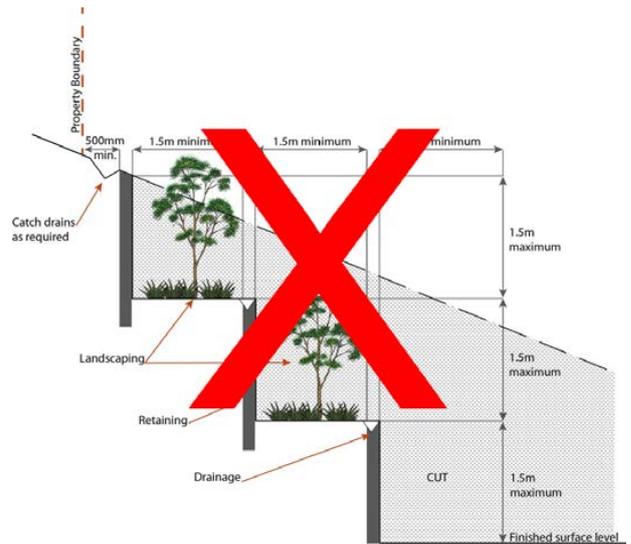
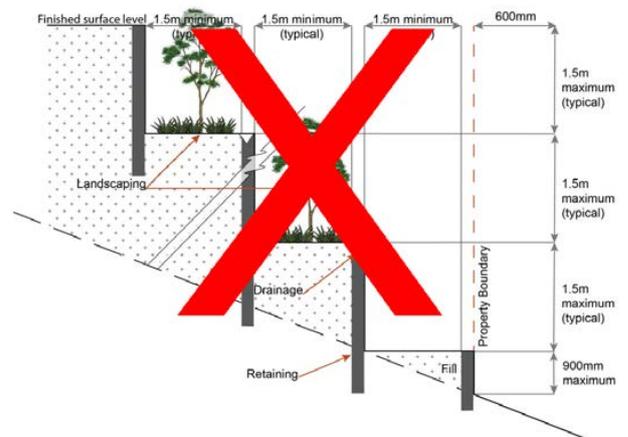


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

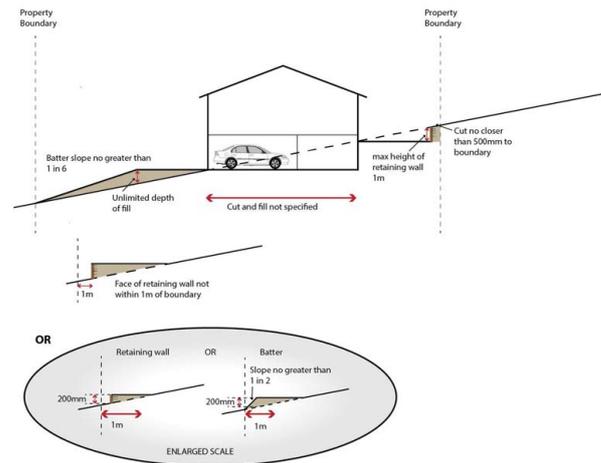
result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

6 Zones

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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<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>	
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<p>PO63</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>E63.1</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
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	<p>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> <hr/> <p>E63.2</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> <hr/> <p>E63.3</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>PO64</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>E64</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> <p>ii. internal road names (where used);</p> <p>iii. all communal facilities (where provided);</p> <p>iv. the reception area and on-site manager's office (where provided);</p> <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>

6 Zones

	<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>PO65</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>E65</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																			
Residential uses																			
<p>PO66</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ 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>E66</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="810 1361 1468 1709"> <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>	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
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1 bedroom or studio,	8m ²	2.5m																	
2 or more bedrooms	12m ²	3.0m																	

	<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>
<p>PO67</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>E67</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>
Dual occupancy⁽²¹⁾	
<p>PO68</p> <p>Dual occupancies⁽²¹⁾ allow sufficient area on-site for commercial and retail development to address and operate at the primary frontage, by;</p> <p>a. locating away from the primary road frontage;</p> <p>b. sharing driveway access;</p> <p>c. locating the driveway and access in a location that does not compromise the delivery or operation of a continuous commercial and retail building frontage addressing the street.</p>	<p>E68</p> <p>Dual occupancies⁽²¹⁾ are designed and located to:</p> <p>a. be setback a minimum of 30m (to outer most projection) from the primary frontage;</p> <p>b. service both dwellings with one driveway;</p> <p>c. align the driveway to run parallel to a side property boundary.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
PO69	E69.1

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<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>E69.2</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>PO70</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E70</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>PO71</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>E71</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>Market⁽⁴⁶⁾</p>	
<p>PO72</p> <p>Markets⁽⁴⁶⁾ are located and laid out in a manner that provides for:</p> <ul style="list-style-type: none"> a. convenient pedestrian access and movement between proposed stalls; b. view corridors and legibility between stalls to adjacent roads, directional and information signage and surrounding uses; c. pedestrian comfort and safety, including the provision of public toilet facilities; d. waste and rubbish disposal facilities appropriate to the type and scale of the proposed market⁽⁴⁶⁾; 	<p>No example provided.</p>

<p>e. emergency vehicle access to and within the market⁽⁴⁶⁾;</p> <p>f. safe, convenient and accessible car parking is provided to meet demand.</p>	
<p>Sales office⁽⁷²⁾</p>	
<p>PO73</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E73</p> <p>A sales office⁽⁷²⁾ is located on the site 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>PO74</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>E74.1</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>E74.2</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>PO75</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>E75</p> <p>A minimum area 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>PO76</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E76</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>PO77</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>E77.1</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>

6 Zones

<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>E77.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <hr/> <p>E77.3</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> <hr/> <p>E77.4</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>E77.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <hr/> <p>E77.6</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>PO78</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>E78</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>PO79</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>E79</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.

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

Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:

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

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO80

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

No example provided.

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<p>a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO81</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO82</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO83</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO84</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO85</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO86</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO87</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.

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Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO88</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO89</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO90</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO91</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p>	No example provided.

<p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</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>PO92</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>E92</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>PO93</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>PO94</p>	<p>No example provided.</p>

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<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>PO95</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E95</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>PO96</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>PO97</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>PO98</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>PO99</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>E99</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>PO100</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>E100</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>PO101</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>E101.1</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>E101.2</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>PO102</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>

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<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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO103</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>E103</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>Riparian and wetland setbacks</p>	
<p>PO104</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <p>a. impact on fauna habitats;</p> <p>b. impact on wildlife corridors and connectivity;</p> <p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>E104</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p> <p>b. 30m from top of bank for W2 waterway and drainage line</p> <p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

6.2.12.2 Township convenience precinct

6.2.12.2.1 Purpose - Township convenience precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township - Convenience precinct:
 - a. Development achieves a compact urban form, consolidating and reinforcing the Township convenience precinct as the community and commercial service hub for the D'Aguilar and Wamuran areas of the Region. Development continues to provide places for informal gathering and social interaction, reinforcing a sense of identity and community.
 - b. Development is designed and located on site to maintain and contribute to the rural community character (which could also be described as Australian country town , rustic, picturesque, having links to rural farming history or having a rural setting etc) and unique sense of place of the townships, while protecting and enhancing the local or historic character through:
 - i. recognising and incorporating traditional rural character ~~and integrating such elements with existing buildings;~~ through low-rise development and the integration of traditional and heritage design elements and detailing;
 - ii. the protection and emphasis of significant views and vistas;
 - iii. retaining mature trees and native vegetation wherever possible;
 - iv. ensuring infrastructure (e.g. electricity) is discreetly located and not visually dominant in the streetscape;
 - v. ensuring the entrance to a township retain a 'gateway' or sense of arrival that is welcoming, inviting and acknowledges the township as a rural community;
 - vi. providing continuous awnings and active shop⁽⁷⁵⁾ fronts that are built to the street alignment.
 - c. Development ensures the precinct contains a limited mix of uses that provide services and meet the convenience needs of the immediate catchment, including rural properties in the vicinity, the residential population, focused around local shopping, commercial, community and recreation facilities.
 - d. Development is of a low intensity and small scale which contributes to and does not detract from the character and identity of the township. Development will only meet the convenience needs of the township, tourists and immediate surrounding rural area (for example, a township convenience precinct may contain retail activities including a small format supermarket, convenience stores and personal services).
 - e. 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 the precinct.
 - f. 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.
 - g. 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.
 - h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
 - j. The design, siting and construction of buildings within a township centre:

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- i. incorporate traditional architectural style and design elements to maintain the country town character (e.g. roof form, awnings, verandahs, parapets, window hoods, louvres and shutters, fretwork, stained glass, ornamental panels and utilises colours that are subdued and successfully blend with surrounding buildings and streetscape).
 - ii. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - iii. maintains a human scale, through appropriate building heights and form;
 - iv. is centred around a main street;
 - 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. does not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - viii. locates tenancies at the street with car parking at the rear;
 - ix. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - x. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - xi. includes buffers or other treatments measures to respond to the interface with residential zoned land.
- k. Development is contained within the precinct boundaries and does not result in convenience or centre uses occurring outside of the Township convenience precinct onto adjoining zones or precincts.
- l. 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.
- q. Development in the Township convenience precinct includes one or more of the following:

a. Agricultural supplies store ⁽²⁾	a. Food and drink outlet ⁽²⁸⁾ - if not involving a drive-through facility	a. Rooming accommodation ⁽⁶⁹⁾
a. Bar ⁽⁷⁾	a. Garden centre ⁽³¹⁾	a. Sales office ⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold
b. Caretaker's accommodation ⁽¹⁰⁾	b. Hardware and trade supplies ⁽³²⁾	b. Service industry ⁽⁷³⁾
c. Car wash ⁽¹¹⁾	c. Health care services ⁽³³⁾ - if not exceeding 80m ² GFA	
d. Child care centre ⁽¹³⁾		

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e. Club ⁽¹⁴⁾ - if not adjoining a sensitive land use	d. Hotel ⁽³⁷⁾	c. Shop ⁽⁷⁵⁾ - if not exceeding 80m ² GFA
f. Community care centre ⁽¹⁵⁾	e. Market ⁽⁴⁶⁾	d. Short-term accommodation ⁽⁷⁷⁾
g. Community use ⁽¹⁷⁾	f. Office ⁽⁵³⁾ - if not exceeding 80m ² GFA	e. Veterinary services ⁽⁸⁷⁾
h. Dwelling unit ⁽²³⁾	g. Place of worship ⁽⁶⁰⁾	
i. Educational establishment ⁽²⁴⁾		
j. Emergency services ⁽²⁵⁾		

- r. Development in the Township convenience precinct does not include any of the following:

a. Adult Store ⁽¹⁾	a. Intensive animal industry ⁽³⁹⁾	a. Renewable energy facility ⁽⁶³⁾
a. Air services ⁽³⁾	a. Intensive horticulture ⁽⁴⁰⁾	a. Resort complex ⁽⁶⁶⁾
b. Animal husbandry ⁽⁴⁾	b. Landing ⁽⁴¹⁾	b. Rural industry ⁽⁷⁰⁾
c. Animal keeping ⁽⁵⁾	c. Low impact industry ⁽⁴²⁾	c. Rural workers' accommodation ⁽⁷¹⁾
d. Aquaculture ⁽⁶⁾	d. Major electricity infrastructure ⁽⁴³⁾	d. Shop ⁽⁷⁵⁾ - if exceeding 500m ² GFA
e. Brothel ⁽⁸⁾	e. Major sport, recreation and entertainment facility ⁽⁴⁴⁾	e. Shopping centre ⁽⁷⁶⁾
f. Bulk landscape supplies ⁽⁹⁾	f. Marine industry ⁽⁴⁵⁾	f. Showroom ⁽⁷⁸⁾
g. Cemetery ⁽¹²⁾	g. Medium impact industry ⁽⁴⁷⁾	g. Special industry ⁽⁷⁹⁾
h. Crematorium ⁽¹⁸⁾	h. Motor sport facility ⁽⁴⁸⁾	h. Tourist park ⁽⁸⁴⁾
i. Cropping ⁽¹⁹⁾	i. Nightclub entertainment facility ⁽⁵¹⁾	i. Transport depot ⁽⁸⁵⁾
j. Detention facility ⁽²⁰⁾	j. Office ⁽⁵³⁾ - if exceeding 100m ² GFA	j. Warehouse ⁽⁸⁸⁾
k. Extractive industry ⁽²⁷⁾	k. Permanent plantation ⁽⁵⁹⁾	k. Wholesale nursery ⁽⁸⁹⁾
l. Function facility ⁽²⁹⁾ - If exceeding 300m ² GFA	l. Port services ⁽⁶¹⁾	l. Winery ⁽⁹⁰⁾
m. Health care services ⁽³³⁾ - if exceeding 300m ² GFA	m. Relocatable home park ⁽⁶²⁾	
n. High impact industry ⁽³⁴⁾		

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

6.2.12.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 6.2.12.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 6.2.12.2.1, 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 (PO)
RAD1	PO2
RAD2	PO4
RAD3	PO5
RAD4	PO7
RAD5	PO13
RAD6	PO14
RAD7	PO16
RAD8	PO22
RAD9	PO23
RAD10	PO25
RAD11	PO28-PO31
RAD12	PO28-PO31
RAD13	PO32
RAD14	PO34-PO39
RAD15	PO43
RAD16	PO43
RAD17	PO45
RAD18	PO47
RAD19	PO49
RAD20	PO50
RAD21	PO52
RAD22	PO54
RAD23	PO55
RAD24	PO52
RAD25	PO56
RAD26	PO56-PO61
RAD27	PO68
RAD28	PO62
RAD29	PO62
RAD30	PO62
RAD31	PO63
RAD32	PO64

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RAD33	PO66
RAD34	PO66
RAD35	PO65
RAD36	PO66
RAD37	PO72
RAD38	PO75
RAD39	PO76
RAD40	PO77
RAD41	PO77
RAD42	PO77
RAD43	PO77
RAD44	PO79
RAD45	PO80
RAD46	PO80
RAD47	PO81
RAD48	PO82
RAD49	PO83
RAD50	PO84-PO95
RAD51	PO84-PO95
RAD52	PO96
RAD53	PO96
RAD54	PO99
RAD55	PO99
RAD56	PO99
RAD57	PO100-PO102, PO104-PO106
RAD58	PO100-PO102, PO104-PO106
RAD59	PO100-PO102
RAD60	PO103
RAD61	PO107
RAD62	PO108

Part C - Requirements for accepted development - Township convenience precinct

Table 6.2.12.2.1 Requirements for accepted development - Township convenience precinct

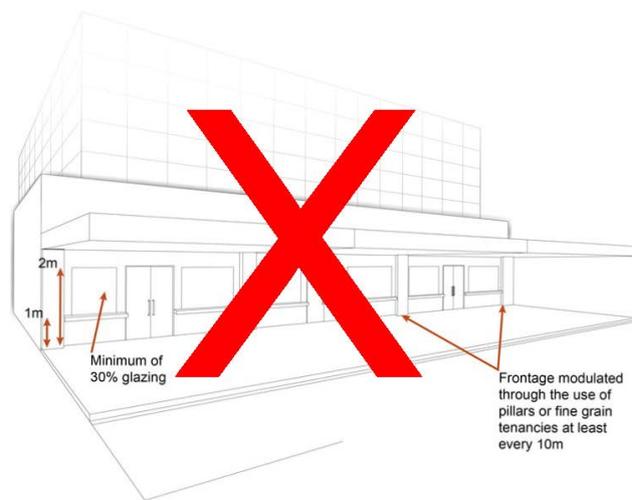
Requirements for accepted development
General requirements
Active frontage

RAD1

Where involving an extension (building work) in front of the main building line:

- a. a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m;
- b. the minimum window or glazing remains uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level floor is to maintain visibility of the internal activity from the street and not obscure surveillance of the street;
- c. incorporates building openings and windows overlooking the street with vertical lines and rhythm.

Figure - Glazing



THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT



Building height

RAD2

Where involving an extension (building work), building height does not exceed the maximum height identified on Overlay map - Building heights.

Setbacks

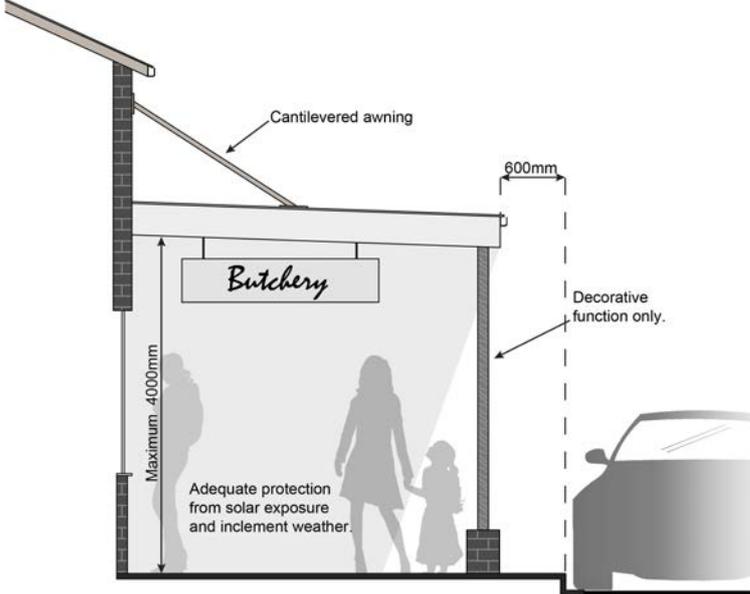
RAD3

Where involving an extension (building work), buildings are setback at least:

- i. 6 metres from the rear boundary;
- ii. 2.5 metres from a side boundary adjoining a sensitive land use.

Built form

6 Zones

<p>RAD4</p>	<p>Where involving an extension (building work) adjoining the street, the development provides awnings on the street frontage for the full length of any wall fronting the road boundary to the site. Awnings are to:</p> <ol style="list-style-type: none"> i. be cantilevered; ii. have a maximum soffit height of 4m above finished ground level; iii. connect into abutting awnings wherever possible; iv. be a minimum of 3 metres wide measured from the front building line to the kerb or be setback a minimum of 600mm from the face of the kerb. <p style="text-align: center;">Figure - Awning</p> 
<p>RAD</p>	<p>Where involving an extension (building work), development retains elements which have cultural heritage, character or streetscape significance.</p> <p>Note - Refer to Planning scheme policy - Township Character for details.</p>
<p>Car parking</p>	
<p>RAD5</p>	<p>Development provides car parking spaces in accordance with Schedule 7 - Car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.</p>
<p>RAD6</p>	<p>Car parking spaces (other than existing spaces) are not located in front of the main building line and if visible from the frontage are screened to reduce negative impacts on the streetscape.</p> <p>Note - Refer to Planning scheme policy - Township Character for details.</p>
<p>RAD7</p>	<p>Where altering the lay out of car parking or manoeuvring areas within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid screen fence is provided for the full length of the property boundary.</p>
<p>Waste</p>	

RAD8	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
RAD9	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
RAD10	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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Hazardous Chemicals	
RAD11	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.
RAD12	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 where not located in the Environmental areas overlay map	
RAD13	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>

6 Zones

Works requirements

Utilities

RAD14

Where available, the development is connected to:-

- a. ~~an existing reticulated electricity supply;~~
- b. ~~telecommunications and broadband;~~
- c. ~~reticulated sewerage;~~
- d. ~~reticulated water;~~
- e. ~~sealed and dedicated road.~~

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

Access

RAD

The frontage road is fully constructed to Council's standards.

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

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

RAD15

Any new or changes to existing ~~site-access~~ **crossovers** and driveways are designed, ~~and~~ located ~~and~~ **constructed** in accordance with:

- a. **where for a Council-controlled road and associated with a Dwelling house:**
 - i. **Planning scheme policy - Integrated design;**
- b. **where for a Council-controlled road, and not associated with a Dwelling house:**
 - i. **AS/NZS2890.1 ~~section 3;~~ or Parking facilities Part 1: Off street car parking;**
 - ii. **AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;**
 - iii. **Planning scheme policy - Integrated design;**
 - iv. **Schedule 8 - Service vehicle requirements;**
- c. **where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.**

RAD16	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1 : Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD17	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD18	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ol style="list-style-type: none"> a. is for urban purposes only;- b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ol style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>
RAD	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.

6 Zones

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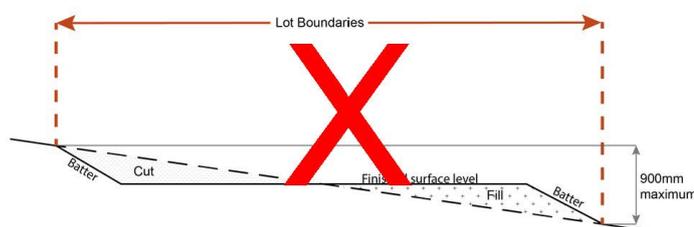
Site works and construction management	
RAD19	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD20	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater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

RAD21	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.
RAD24	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.
RAD22	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
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.

Earthworks

RAD The total of all cut and fill on-site does not exceed 900mm in height.

Figure -- Cut and Fill



Note -- This is site earthworks not building work.

Filling or excavation does not:

- involve a change in level of more than 1.0m relative to natural ground level

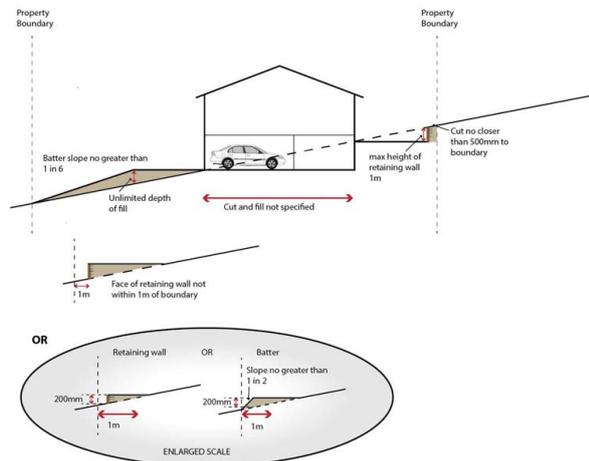
OR

6 Zones

- result in a batter greater than 1V to 6H;
- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	<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>
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	<p>All fill and excavation is contained on-site and is free draining.</p>
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p>

	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD27	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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

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- 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.

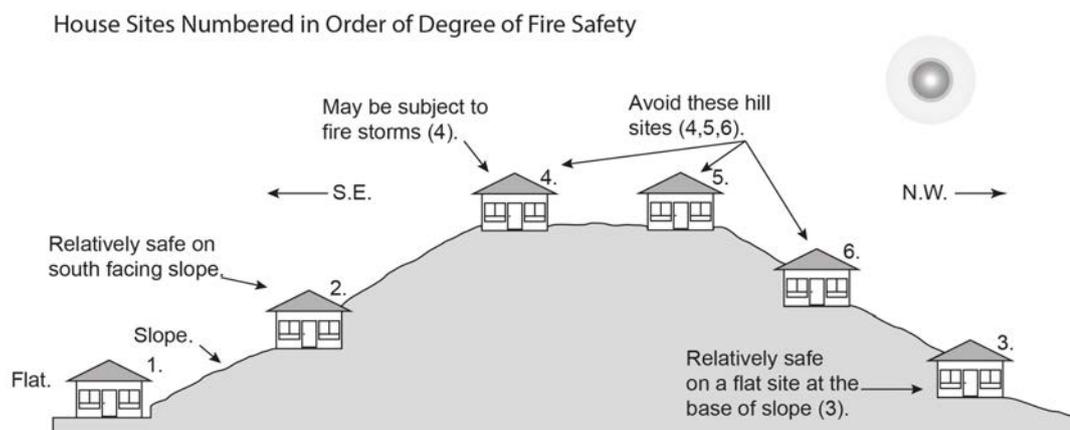
RAD28	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (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.
RAD29	<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.
RAD30	<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>
RAD31	<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>
RAD32	<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	
Residential uses (Dwelling units⁽²³⁾ and Caretaker's accommodation⁽¹⁰⁾)	
RAD33	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
RAD34	Dwellings are located behind or above the non-residential use on-site.
RAD35	<p>Dwellings are provided with a private open space area that:</p> <ul style="list-style-type: none"> a. is directly accessible from a living area within the dwelling; b. is screened for privacy; c. ground level dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.
RAD36	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services.
Sales office⁽⁷²⁾	
RAD37	The use is not carried out for longer than 2 years.

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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>	
RAD38	A minimum area 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.
RAD39	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.
RAD40	<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.
RAD41	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD42	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD43	<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>
RAD44	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	
<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>	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)	
<p>Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.</p>	
RAD45	<ol style="list-style-type: none"> Building and structures are:

- i. not located on a ridgeline
 - ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard)
- b. Dwellings are located on east to south facing slopes.



(1 being the safest , 6 being the most hazardous.)
 From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

RAD46

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 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 structure; and
 - ii. to each fire fighting water supply extraction point.

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

RAD47

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.

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RAD48	<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.
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RAD49	Development does not involve the manufacture or storage of hazardous chemicals.
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Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)

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

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

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

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

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

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

RAD50	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD51	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<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>	
RAD52	<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>

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	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD53	<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>
RAD54	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD55	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surfacelevel prior to work commencing.
RAD56	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD57	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.
RAD58	<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>
RAD59	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD60	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.
RAD61	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	

RAD62	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors)</p> <p>This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Part D - Criteria for assessable development - Township convenience 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 6.2.2.1.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

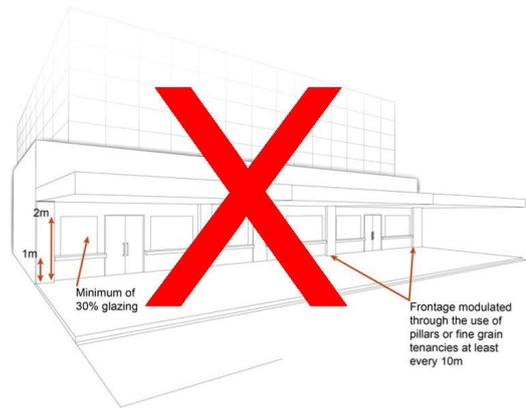
Table 6.2.12.2 Assessable development - Township convenience precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the Township convenience precinct:</p> <ol style="list-style-type: none"> is of a limited size and small scale; offers a mix of uses that only provides for the convenience needs of the township, tourism and immediate rural areas. 	<p>E1</p> <p>Retail and commercial uses consists of:</p> <ol style="list-style-type: none"> small format supermarket with a maximum GFA of 500m²; small format retail or commercial tenancies with a maximum GFA of 80m² each.
<p>PO</p> <p>Development consolidates and reinforces the township main street and does not decentralise shopping activity away from the main street.</p>	<p>E</p> <p>Development is focused around the main street.</p>

6 Zones

Active frontage	
<p>PO2</p> <p>Development addresses and activates streets and public spaces by:</p> <ul style="list-style-type: none"> a. retaining the fine grain traditional township pattern of shop⁽⁷⁵⁾ fronts and continuous street facades; b. establishing and maintaining opportunities for social 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); c. ensuring buildings and individual tenancies address street frontages, public spaces and other areas of pedestrian movement; d. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; e. locating car parking areas behind or under buildings to not dominate the street environment; f. providing traditional character elements and visual interest to the façade (e.g. windows or glazing; variation in colours, materials, finishes, articulation, recesses or projections); g. establishing or maintaining human scale. <p>Note - Refer to Planning scheme policy - Township Character for details and examples.</p>	<p>E2.1</p> <p>Development addresses the street frontagefrontages and public spaces and incorporates building openings and windows overlooking the street.</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> <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><small>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design Township Character for details and examples.</small></p>
	<p>E2.4</p> <p>Development on corner lots:</p> <ul style="list-style-type: none"> a. addresses and provides openings at 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><small>Note - This does not apply to Adult stores⁽¹⁾.</small></p>

Figure - Glazing



THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT



E2.7

Each tenancy does not have a street frontage width greater than 10m; or they are sleeved by smaller tenancies (e.g. retail and similar uses).

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

Streetscape

PO3

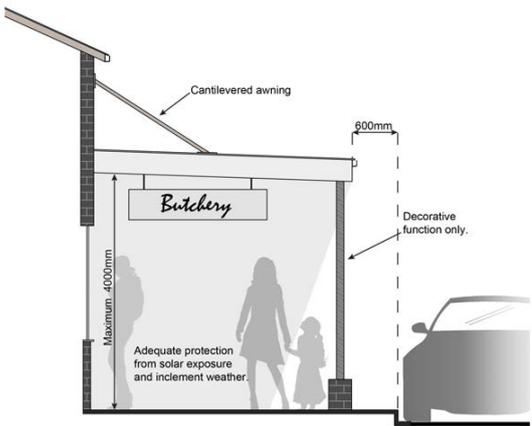
Development contributes to **the character of the township by providing and maintaining** an attractive and walkable street environment through:

- a. the provision of **appropriate architectural style, traditional heritage streetscape features and landscaping;** (e.g. footpaths, paving/stencilled concrete, lighting, bins, furniture, landscaping, pedestrian crossings etc), **as outlined in Planning scheme policy - Integrated design. Streetscape features are to be:**

No example provided.

6 Zones

<p>b. the protection and emphasis of significant views and vistas;</p> <p>c. where on prominent corners and key sites, the inclusion of well designed facades, landmark visual elements and feature building entries.</p> <p>d. predominantly of natural materials.</p> <p>e. simple, in design and form;</p> <p>f. functional;</p> <p>g. low maintenance;</p> <p>h. incorporate robust forms and features.</p> <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p> <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	
Building height	
<p>PO4</p> <p>The height of buildings reflect the individual character of the centre.</p>	<p>E4</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Setbacks	
<p>PO5</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>
Site area	
<p>PO6</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>
Built form	
<p>PO7</p> <p>Awnings are provided at the ground level floor fronting pedestrian footpaths. Awnings:</p>	<p>E7</p> <p>Continuous awnings are to:</p> <p>a. be cantilevered;</p>

<p>a. provide adequate continuous 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>c. do not compromise the provision of street trees and signage;</p> <p>d. ensure the safety of pedestrians and vehicles (e.g. No support poles).</p> <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p>	<p>b. have a maximum soffit height of 4m above finished ground level;</p> <p>c. connect into abutting awnings wherever possible; and</p> <p>d. be a minimum of 3 metres wide, measured from the front building line to the kerb; or</p> <p>e. be setback a minimum of 600mm from the face of the kerb.</p> <p style="text-align: center;">Figure - Awning</p>  <p>Note - Where street trees or lights poles are provided, a greater setback may be permitted.</p>
<p>PO8</p> <p>Where located adjacent to land zoned for residential purposes, site development and built form:</p> <p>a. is sympathetic to the low scale residential nature of the area;</p> <p>b. minimises overlooking and overshadowing;</p> <p>c. maintains privacy of residential development;</p> <p>d. does not cause significant loss of amenity to neighbouring residents;</p> <p>e. does not create safety or security issues by creating potential concealment areas or interfering with sight lines.</p>	<p>No example provided.</p>
<p>PO9</p> <p>Building design and facades reinforce the rural township character and provide interest to the streetscape. Design principles include:-</p> <p>a. roofs with simple forms and rooflines;</p> <p>b. roofs with pitches, gables and overhangs;</p>	<p>No example provided.</p>

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<p>c. articulation of parapets bearing heritage style signage;</p> <p>d. traditional roof materials that are predominantly non-tile and the use of lightweight materials;</p> <p>e. verandahs;</p> <p>f. facades with depth, recesses, patterning and parapets;</p> <p>g. windows and door openings with traditional embellishments and repetition of vertical lines;</p> <p>h. facades that incorporate variations in materials, colours and textures.</p> <p>i. decorative features and detailing;</p> <p>j. two storey buildings to incorporate features such as verandahs, cornices, pilasters, recesses and projections.</p> <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p>	
<p>PO10</p> <p>Building entrances:</p> <p>a. are readily identifiable from the road frontage;</p> <p>b. are designed to limit opportunities for concealment;</p> <p>c. provide universal access for persons with disabilities.</p>	<p>No example provided.</p>
<p>PO11</p> <p>Dedicated pedestrian pathways are provided between the road frontage and entrances to the building/s.</p> <p>Pedestrian pathways:</p> <p>a. are clearly visible from the street;</p> <p>b. are connected to pedestrian footpaths on the street frontage and adjoining sites;</p> <p>c. are of adequate standard to permit universal access;</p> <p>d. are low-maintenance and have a surface finish that is slip-resistant and is sympathetic to existing pavement treatments in the township;</p> <p>e. are adequately lit at all times to ensure public safety and security.</p>	<p>No example provided.</p>

<p>Note - The design provisions for footpaths outlined in the MBRC Street Design Manual (Planning scheme policy - Integrated design) may assist in demonstrating compliance with this Performance Outcome.</p>	
<p>PO12</p> <p>Buildings are designed, oriented and constructed to:</p> <ol style="list-style-type: none"> minimise energy consumption; maximise opportunities for the use of natural forms of heating, cooling and lighting. 	<p>E12</p> <p>Buildings incorporate the following elements:</p> <ol style="list-style-type: none"> passive heating and cooling through orientation, siting and design; natural air movement and cross ventilation; weather protection and shading; landscaping that regulates temperatures in living spaces; natural lighting; design that facilitates the installation and efficient operation of renewable energy technology.
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>On-site car parking is provided at a rate identified in 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>PO14</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p> <p>Note - Refer to Planning scheme policies - Township Character and Integrated design for details and examples.</p>	<p>E14</p> <p>On-site landscaping is provided within car parking areas, to:</p> <ol style="list-style-type: none"> screen car parking and servicing areas from streets; screen car parking and servicing areas from adjoining buildings; incorporate shade trees. <p>Note - To demonstrate compliance with this performance outcome the preparation of a landscape plan is provided in accordance with Planning scheme policy - Integrated design.</p>

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<p>PO15</p> <p>Driveways to rear car parking areas Access, driveways and loading areas are designed to:</p> <ol style="list-style-type: none"> maximise access from lanes and minor streets; retain the scale and continuity of the streetscape; provide safe and convenient access; minimise conflicts between pedestrians and vehicles on footpaths; allow for sharing or co-location; provide adequate and safe sight distances. 	<p>E15</p> <p>Driveways to rear car parking areas are generally located adjacent to the side property boundary</p> <p>No example provided.</p>
<p>PO16</p> <p>Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.</p>	<p>E16</p> <p>Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.</p>
<p>PO17</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>PO18</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>E18</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.</p>
<p>PO19</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; 	<p>No example provided.</p>

<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>PO20</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>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</p>	<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" data-bbox="810 817 1465 1137"> <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> <p>E20.2</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>	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								

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.

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.

E20.3

For non-residential uses, storage lockers:

- 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.

E20.4

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

	<table border="1" data-bbox="810 203 1468 432"> <tr> <td data-bbox="810 203 906 432"></td> <td data-bbox="906 203 989 432">Male</td> <td data-bbox="989 203 1082 432">1</td> <td data-bbox="1082 203 1187 432">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1187 203 1342 432">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="1342 203 1468 432">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </table> <p data-bbox="823 472 1455 521">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="823 551 1455 600">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="810 667 1468 887">d. are provided with:</p> <ul style="list-style-type: none"> <li data-bbox="874 725 1422 752">i. a mirror located above each wash basin; <li data-bbox="874 763 1468 819">ii. a hook and bench seating within each shower compartment; <li data-bbox="874 831 1468 887">iii. a socket-outlet located adjacent to each wash basin. <p data-bbox="823 958 1455 1059">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="823 1115 1455 1290">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>		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
	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		
Loading and servicing							
<p data-bbox="124 1420 193 1447">PO21</p> <p data-bbox="124 1476 469 1503">Loading and servicing areas:</p> <ul style="list-style-type: none"> <li data-bbox="124 1536 655 1563">a. are not visible from any street frontage; <li data-bbox="124 1597 719 1624">b. are integrated into the design of the building; <li data-bbox="124 1657 767 1713">c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; <li data-bbox="124 1747 762 1803">d. are consolidated and shared with adjoining sites where possible. <p data-bbox="137 1883 767 1933">Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p data-bbox="810 1420 1070 1447">No example provided.</p>						
Waste							
PO22	E22						

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<p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste. Development is designed to meet the criteria in the Planning scheme policy - Waste and is remonstrated in a waste management program.</p>
<p>Landscaping and fencing</p>	
<p>PO23</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>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p>PO24</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E24</p> <p>Any side boundary fencing located between the road frontage and the main building line does not exceed 1.2m in height maintains transparency and pedestrian connectivity.</p>
<p>Lighting</p>	
<p>PO25</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>Noise</p>	
<p>PO26</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>No example provided.</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>PO27</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>E27.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>E27.2</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 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Terms used in this section are defined in State 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO28</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>E28.1</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:

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	<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. <ul style="list-style-type: none"> 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 E1.1 (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>E28.2</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 E1.2 (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>
	<p>E28.3</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. <ul style="list-style-type: none"> 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 E1.3 (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>PO29</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>E29</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>PO30</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>E30</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>PO31</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>E31.1</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. <p>E31.2</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 where not located within the Environmental areas overlay map</p>	

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<p>PO32</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>
<p>Works criteria</p>	

<p>Utilities</p>	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO33</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No example provided.</p>
<p>PO34</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E34</p> <p>Development is connected to underground electricity.</p>
<p>PO35</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No example provided.</p>
<p>PO36</p>	<p>No example provided.</p>

Where available the development is to safely connect to reticulated gas:	
PO37 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.	E37.1 Where in a sewerage area, the development is connected to a reticulated sewerage network.
	E37.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO38 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	E38 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.
PO39 The development is provided with constructed and dedicated road access.	No example provided.

Access	
PO40 Development provides functional and integrated car parking and vehicle access, that: <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.
PO41	No example provided.

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<p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO42</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 mapped on Overlay map - Road hierarchy.</p>	<p>E42.1</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 mapped on Overlay map - Road hierarchy.</p> <hr/> <p>E42.2</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>E42.3</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>E42.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO43</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E43.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;

	<ul style="list-style-type: none"> iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
	<p>E43.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1:– Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and– c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 ; Service vehicle requirements), pavement widths and construction.</p>
	<p>E43.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 ; Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 ; Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

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Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO44</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>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p>

<p>Note – An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; Residential development greater than 50 lots or dwellings; Offices greater than 4,000m² Gross Floor Area (GFA); Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m² GFA; Warehouses and Industry greater than 6000m² GFA; On-site carpark greater than 100 spaces; 	<p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>										
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1205 1465 2004"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td>OR</td> </tr> <tr> <td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td>OR</td> <td rowspan="2">The minimum total travel lane width is:</td> </tr> <tr> <td>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • 6m for minor roads; • 7m for major roads. <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR	Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR	The minimum total travel lane width is:	Frontage road partially constructed* to Planning scheme policy - Integrated design standard.
Situation	Minimum construction									
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.									
OR										
Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;										
OR	The minimum total travel lane width is:									
Frontage road partially constructed* to Planning scheme policy - Integrated design standard.										

	<p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
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Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>

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	<p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO45</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO46</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO47</p>	<p>No example provided.</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.

Note – A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy – Stormwater management.

Where development:

- is for an urban purpose that involves a land area 2500m² or greater in size; and
- results in 6 or more dwellings; or
- results in an impervious area greater than 25% of the net developable area,

stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).

PO48

Easements for drainage purposes are provided over:

- stormwater pipes located in freehold land if the pipe diameter exceeds 300mm;
- overland flow paths where they cross more than one property boundary.

Note – Refer to Planning scheme policy – Integrated design for details.

Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.

Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.

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

E

No example provided.

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

Pipe Diameter	Minimum easement width (excluding access requirements)
Stormwater pipe up to 825mm diameter	3.0m
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).

6 Zones

	<p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>

Site works and construction management	
<p>PO49</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO50</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 actionable nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>E50.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <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 or erosion of any kind; 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. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; ponding or concentration of stormwater does not occur in adjoining properties.

	<p>E50.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E50.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E50.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO51</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E51</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO52</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>	<p>E52.1</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>E52.2</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>

6 Zones

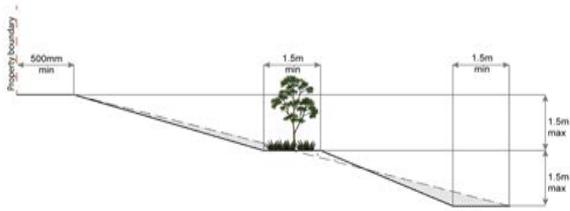
<p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD):</p>
<p>PO53</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E52.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p> <p>E53</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques.

	<p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO54</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E54.1</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 of or storage of machinery or goods is to occur in these areas during development works.</p> <p>E54.2</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>Note - The chipped vegetation must be stored in an approved location; preferably a park or public land.</p>
<p>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays. <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>

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<p>PO55</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>
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Earthworks	
<p>PO56</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 fill 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><i>Note – Filling or excavation works are to be completed within six months of the commencement date.</i></p>	<p>E56.1</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>E56.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>E56.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E56.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E56.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E56.6</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>PO57</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E57</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>PO58</p> <p>Filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>E58.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E58.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken; prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO59</p> <p>Filling or excavation does not result in land instability.</p>	<p>No example provided.</p>

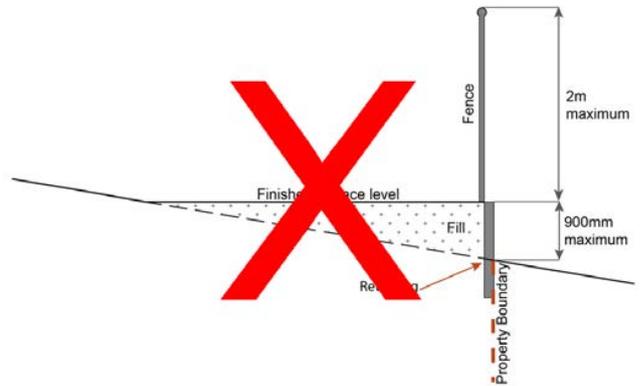
6 Zones

<p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	
<p>PO60</p> <p>Development 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; and 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>PO</p> <p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p> <ol style="list-style-type: none"> prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or redirect stormwater surface flow away from existing flow paths; or divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ol style="list-style-type: none"> concentrates the flow; or increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or causes actionable nuisance to any person, property or premises.
<p>Retaining walls and structures</p>	
<p>PO61</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E61</p> <p>Earth retaining structures:-</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber;

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

- 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

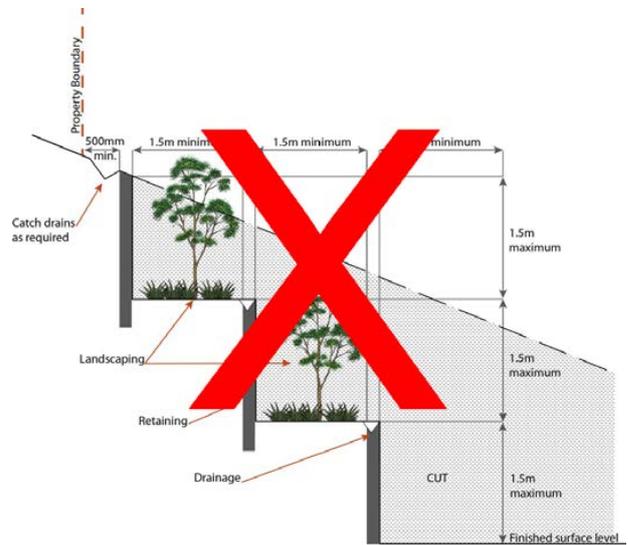
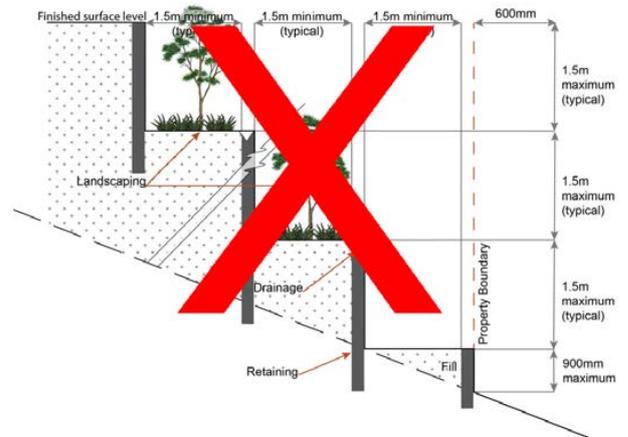


Figure--Fill

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Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

	<p align="center">Figure - Filling or Excavation</p>
<p>PO</p> <p>All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.</p>	<p>E</p> <p>Retaining walls are designed and certified by a RPEQ so that:</p> <ol style="list-style-type: none"> the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures; earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>

Fire Services

Note - The provisions under this heading only apply if:

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

AND

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- 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.

PO62

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.

E62.1

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.

E62.2

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.

E62.3

	<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>PO63</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>E63</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>PO64</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>E64</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>

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Use specific criteria																			
Residential uses																			
<p>PO65</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p> <ol style="list-style-type: none"> directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; designed and constructed to achieve adequate privacy for occupants from other Dwelling units⁽²³⁾ and centre uses; accessible and readily identifiable for residents, visitors and emergency services; located to not compromise active frontages. 	<p>E65</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ol style="list-style-type: none"> as per the table below; <table border="1"> <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> <ol style="list-style-type: none"> accessed from a living area; sufficiently screened or elevated for privacy; ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; balconies orientate to the street; 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 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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<p>PO66</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>E66</p> <p>The dwelling:</p> <ol style="list-style-type: none"> includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; 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>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>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO67</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>E67.1</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>E67.2</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>PO68</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E68</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>PO69</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>E69</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⁾	
PO70	No example provided.

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<p>Markets⁽⁴⁶⁾ are located and laid out in a manner that provides for:</p> <ol style="list-style-type: none"> a. convenient pedestrian access and movement between proposed stalls; b. view corridors and legibility between stalls to adjacent roads, directional and information signage and surrounding uses; c. pedestrian comfort and safety, including the provision of public toilet facilities; d. waste and rubbish disposal facilities appropriate to the type and scale of the proposed market⁽⁴⁶⁾; e. emergency vehicle access to and within the market⁽⁴⁶⁾; f. safe, convenient and accessible car parking is provided to meet demand. 	
<p>Office⁽⁵³⁾</p>	
<p>PO71</p> <p>Development for Office⁽⁵³⁾ is in keeping and contributes to the convenience size, scale and character of the precinct.</p>	<p>No example provided.</p>
<p>Sales office⁽⁷²⁾</p>	
<p>PO72</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E72</p> <p>A sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
<p>Shop⁽⁷⁵⁾</p>	
<p>PO73</p> <p>Development for Shop⁽⁷⁵⁾ is in keeping and contributes to the convenience size, scale and character of the precinct.</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>PO74</p>	<p>E74.1</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>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>PO75</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>E74.2</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>E75</p> <p>A minimum area 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>PO76</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E76</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>PO77</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>E77.1</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>E77.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E77.3</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>E77.4</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>

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	<p>E77.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E77.6</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>PO78</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>E78</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>PO79</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>E79</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>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>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>PO80</p> <p>Development:</p>	<p>E80.1</p> <p>Buildings and structures are:</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; e. ensure safe and effective access for emergency services during a bushfire. 	<ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <p>E80.2</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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> 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>PO81</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>E81</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>PO82</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E82</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or;

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	<ul style="list-style-type: none"> b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO83</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>E83</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 	

- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO84

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO85

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;

No example provided.

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<p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO86</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO87</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p> <p>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</p> <p>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>No example provided.</p>
<p>PO88</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <p>a. providing contiguous patches of habitat;</p> <p>b. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>c. providing wildlife movement infrastructure;</p> <p>d. providing replacement and rehabilitation planting to improve connectivity.</p>	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO89</p> <p>Development does not:</p> <p>a. result in soil erosion or land degradation;</p> <p>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</p>	<p>No example provided.</p>

Vegetation clearing and water quality	
<p>PO90</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO91</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO92</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO93</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and</p>	No example provided.

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<p>light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO94</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO95</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</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>PO96</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; 	<p>E96</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</p>

<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>plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO97</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>PO98</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>PO99</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E99</p> <p>Development does:</p> <ul style="list-style-type: none"> a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<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>	

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<p>PO100</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>PO101</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>PO102</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>PO103</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>E103</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>PO104</p>	<p>E104</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>PO105</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>E105.1</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>E105.2</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>PO106</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>PO107</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>E107</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>

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Riparian and wetland setbacks	
<p>PO108</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none">a. impact on fauna habitats;b. impact on wildlife corridors and connectivity;c. impact on stream integrity;d. impact of opportunities for revegetation and rehabilitation planting;e. edge effects.	<p>E108</p> <p>Development does not occur within:</p> <ul style="list-style-type: none">a. 50m from top of bank for W1 waterway and drainage lineb. 30m from top of bank for W2 waterway and drainage linec. 20m from top of bank for W3 waterway and drainage lined. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

6.2.12.3 Township residential precinct

6.2.12.3.1 Purpose - Township residential precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township residential precinct:
 - a. Residential development maintains and is consistent with the rural community character of the area, presenting an openness through the dispersal of homes and buildings. The predominant form of development is low rise, detached dwellings on larger residential lots. Denser forms of residential development are located within the precinct, however, they are limited in number, dispersed within the area and designed to be discrete and not obvious when viewed from the street.
 - b. Dwelling houses⁽²²⁾ (including secondary dwellings):
 - i. are located on larger lots (e.g. primary frontage greater than 30m) or where on a smaller or more narrow lot they are designed or located (e.g. rear access lots or cottages accessed via rear lane) to not have the appearance from the frontage as being smaller or more narrow;
 - ii. where including a secondary dwelling; the secondary dwelling remains ancillary and subordinate to the primary dwelling **by ensuring the GFA does not exceed 55m²**, and is designed and located on site to not be distinguishable from the streetscape;
 - iii. ensure 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 **and do not dominate the street frontage**.
 - c. Dual occupancies⁽²¹⁾, Dwelling houses⁽²²⁾ on narrow/~~small~~ lots or medium density developments (e.g. **Multiple dwelling⁽⁴⁹⁾**, Retirement facility⁽⁶⁷⁾, Residential care facility⁽⁶⁵⁾, ~~Relocatable home park⁽⁶²⁾~~, Rooming accommodation⁽⁶⁹⁾ and Short-term accommodation⁽⁷⁷⁾) are:
 - i. located within easy walking distance of a full range of services provided in a township centre precinct (not a convenience precinct);
 - ii. are dispersed within the streetscape and do not result in a concentration of these residential uses with in one street.
 - d. The design, siting and construction of residential uses are to:
 - i. be of a scale and density consistent with the low density residential character of the area or maintain this appearance from the streetscape;
 - ii. provide a high standard of built form and are landscaped to maintain and create visual interest and attractive streetscapes;
 - iii. provide a low rise built form to be compatible with its surrounds;
 - iv. ensure the built form of concentrated residential uses and managed communities (e.g. **Multiple dwellings⁽⁴⁹⁾**, Retirement facilities⁽⁶⁷⁾, Residential care facilities⁽⁶⁵⁾, Relocatable home parks⁽⁶²⁾, Rooming accommodation⁽⁶⁹⁾, Short-term accommodation⁽⁷⁷⁾) are designed to integrate with the surrounding neighbourhood;
 - v. **incorporate traditional and heritage design elements and visually lightweight materials;**
 - vi. encourage passive surveillance of public spaces;
 - vii. are designed to facilitate a high level of residential amenity, privacy and safety to residents, adjoining neighbours and the wider community;
 - viii. provide attractive and useable private open space areas that meet the needs of residents.

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- ix. incorporate sub-tropical urban design principles that respond to local climatic conditions;
- x. incorporate sustainable practices including maximising energy efficiency and water conservation;
- xi. incorporate natural features and respond to site topography;
- xii. cater for appropriate car parking and manoeuvring areas on site;
- xiii. be responsive to the lot shape, dimensions and topographic features.
- xiv. be designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:
 - A. minimising overuse of cut and fill to create single flat pads and benching;
 - B. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;
 - C. minimising any impact on the landscape character of the zone;
 - D. protecting the amenity and visual impact of any cut and fill on adjoining properties;
 - E. ensuring short and long-term slope stability;
 - F. ensuring that all necessary maintenance is achievable.
- e. **Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.**
- 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 (underground wherever possible), 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. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- g. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

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

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k. Development in the Township residential precinct includes one or more of the following:

<ul style="list-style-type: none"> Community care centre⁽¹⁵⁾ Community residence⁽¹⁶⁾ Dual occupancy⁽²¹⁾ - If on a lot with an area greater than 1000m² Dwelling house⁽²²⁾ Emergency services⁽²⁵⁾ 	<ul style="list-style-type: none"> Home based business⁽³⁵⁾ Multiple dwelling⁽⁴⁹⁾ - if within 800m of the Township zone – Township Centre precinct Residential care facility⁽⁶⁵⁾ - if within 800m of the Township zone – Township centre precinct Retirement facility⁽⁶⁷⁾ - if within 800m of the Township zone – Township centre precinct 	<ul style="list-style-type: none"> Rooming accommodation⁽⁶⁹⁾ Sales office⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold Short-term accommodation⁽⁷⁷⁾
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l. Development in the Township residential 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⁾ Bulk landscape supplies⁽⁹⁾ Car wash⁽¹¹⁾ Cemetery⁽¹²⁾ Crematorium⁽¹⁸⁾ Cropping⁽¹⁹⁾ Detention facility⁽²⁰⁾ Environment facility⁽²⁶⁾ 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⁾ Nature-based tourism⁽⁵⁰⁾ Nightclub entertainment facility⁽⁵¹⁾ Non-resident workforce accommodation⁽⁵²⁾ Office⁽⁵³⁾ Outdoor sales⁽⁵⁴⁾ Outdoor sport and recreation⁽⁵⁵⁾ Parking station⁽⁵⁸⁾ Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> Residential care facility⁽⁶⁵⁾ - if not within 800m of the Township zone – Township centre precinct Resort complex⁽⁶⁶⁾ Retirement facility⁽⁶⁷⁾ - if not within 800m of the Township zone – Township centre precinct Roadside stall⁽⁶⁸⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Service industry⁽⁷³⁾ Service station⁽⁷⁴⁾ Shop⁽⁷⁵⁾ Shopping centre⁽⁷⁶⁾ Showroom⁽⁷⁸⁾ Special industry⁽⁷⁹⁾ Theatre⁽⁸²⁾ Tourist attraction⁽⁸³⁾ Tourist park⁽⁸⁴⁾ Transport depot⁽⁸⁵⁾
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<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High Impact industry⁽³⁴⁾ • 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⁾ 	<ul style="list-style-type: none"> • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- m. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.12.3.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 6.2.12.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 6.2.12.3.1, 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 (PO)
RAD1	PO2
RAD2	PO3
RAD3	PO4
RAD4	PO5
RAD5	PO5
RAD6	PO9
RAD7	PO12
RAD8	PO15
RAD9	PO17-PO22
RAD10	PO16
RAD11	PO24
RAD12	PO25
RAD13	PO25
RAD14	PO27
RAD15	PO29
RAD16	PO31

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RAD17	PO32
RAD18	PO34
RAD19	PO36
RAD20	PO37
RAD21	PO34
RAD22	PO38
RAD23	PO38-PO43
RAD24	PO40
RAD25	PO44
RAD26	PO44
RAD27	PO44
RAD28	PO45
RAD29	PO46
RAD30	PO48
RAD31	PO49
RAD32	PO49
RAD33	PO53
RAD34	PO53
RAD35	PO53
RAD36	PO55
RAD37	PO56
RAD38	PO56
RAD39	PO57
RAD40	PO57
RAD41	PO57
RAD42	PO57
RAD43	PO58
RAD44	PO62
RAD45	PO62
RAD46	PO62
RAD47	PO62
RAD48	PO62
RAD49	PO62
RAD50	PO62
RAD51	PO62
RAD52	PO66

RAD53	PO68
RAD54	PO69
RAD55	PO70
RAD56	PO70
RAD57	PO70
RAD58	PO70
RAD59	PO72
RAD60	PO73
RAD61	PO73
RAD62	PO74
RAD63	PO75
RAD64	PO76
RAD65	PO77-PO88
RAD66	PO77-PO88
RAD67	PO89
RAD68	PO89
RAD69	PO92
RAD70	PO92
RAD71	PO92
RAD72	PO93
RAD73	PO95-PO97, PO99-PO101
RAD74	PO95-PO97, PO99-PO101
RAD75	PO95-PO97
RAD76	PO98
RAD77	PO102
RAD78	PO103

Part E - Requirements for accepted development - Township residential precinct

Table 6.2.12.3.1 Requirements for accepted development - Township residential precinct

Requirements for accepted development	
General requirements	
Building height	
RAD1	<p>Building height does not exceed that mapped on Overlay map - Building heights.:</p> <p>a. that mapped on Overlay map – Building heights; or</p> <p>b. for , including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</p>

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	Note - The above does not apply to domestic outbuildings. Refer to requirements for Domestic outbuildings in this code.																																	
Character																																		
RAD	Where involving an extension (building work) development retains elements which have cultural heritage, character or streetscape significance.																																	
Setbacks																																		
RAD2	<p>Setbacks:</p> <p>a. comply with the following table below; or</p> <p>Setbacks</p> <table border="1"> <thead> <tr> <th rowspan="2">Height of wall</th> <th colspan="3">Frontage Primary</th> <th colspan="3">Frontage Secondary to street</th> <th rowspan="2">Side To OMP and wall</th> <th rowspan="2">Rear To OMP and wall</th> </tr> <tr> <th>To wall</th> <th>To OMP</th> <th>To car parking space and domestic outbuildings</th> <th>To wall</th> <th>To OMP</th> <th>To car parking space and domestic outbuildings</th> </tr> </thead> <tbody> <tr> <td>Less than 4.5m</td> <td>Min 6.0m</td> <td>Min 4.5m</td> <td>Min 5.4</td> <td>Min 3m</td> <td>Min 2m</td> <td>Min 5.4</td> <td>Min 1.5m</td> <td>6.0m Refer to standards in QDC</td> </tr> <tr> <td>4.5m or more</td> <td>Min 6.0m</td> <td>Min 4.5m</td> <td>N/A</td> <td>Min 3m</td> <td>Min 2m</td> <td>N/A</td> <td>Min 2m</td> <td>6.0m Refer to standards in QDC</td> </tr> </tbody> </table> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p> <p>b. for carports associated with a Dwelling house that remain open and are not enclosed by walls, screens or the like the following applies:</p> <ol style="list-style-type: none"> if the Dwelling house was built before 2005: not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot with the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or 0.5m whichever is the greater; or in all other instances: a minimum setback of 5.4m from the primary or secondary frontage. <p>Note - This is an alternative provision to the QDC for building work associated with a Dwelling house, and is a concurrence agency issue.</p>	Height of wall	Frontage Primary			Frontage Secondary to street			Side To OMP and wall	Rear To OMP and wall	To wall	To OMP	To car parking space and domestic outbuildings	To wall	To OMP	To car parking space and domestic outbuildings	Less than 4.5m	Min 6.0m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 1.5m	6.0m Refer to standards in QDC	4.5m or more	Min 6.0m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 2m	6.0m Refer to standards in QDC
Height of wall	Frontage Primary			Frontage Secondary to street			Side To OMP and wall	Rear To OMP and wall																										
	To wall	To OMP	To car parking space and domestic outbuildings	To wall	To OMP	To car parking space and domestic outbuildings																												
Less than 4.5m	Min 6.0m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 1.5m	6.0m Refer to standards in QDC																										
4.5m or more	Min 6.0m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 2m	6.0m Refer to standards in QDC																										
Site cover																																		
RAD3	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).																																	
Car parking																																		

RAD4	Car parking is provided in accordance with Schedule 7 - Car parking. 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.
RAD5	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
Waste	
RAD6	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
Lighting	
RAD7	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters of the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD8	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	

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Utilities	
RAD9	<p>Where available, the development is connected to:-</p> <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. sealed and dedicated road. <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
RAD10	<p>Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park⁽⁶⁷⁾, foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.</p>

Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD11	<p>Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.</p>
RAD12	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <ul style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ul style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. where for a Council-controlled road; and not associated with a Dwelling house: <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;

	<ul style="list-style-type: none"> iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD13	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1 : Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

RAD14	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD15	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area.</p> <p>Where development:</p> <ul style="list-style-type: none"> a. is for an urban purpose that involves a land area 2500m² or greater in size; and b. that results in 6 or more dwellings; or c. that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>

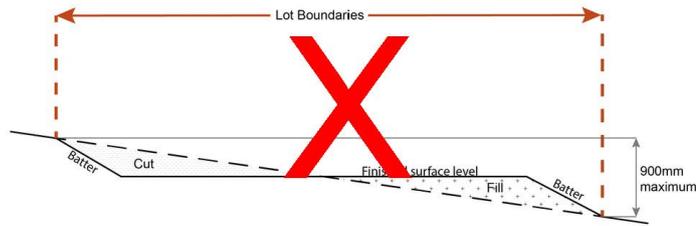
6 Zones

RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>								
RAD	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:</p> <table border="1" data-bbox="263 817 1474 1261"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum Easement Width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater Pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum Easement Width (excluding access requirements)	Stormwater Pipe up to 825mm diameter	3.0m	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
Pipe Diameter	Minimum Easement Width (excluding access requirements)								
Stormwater Pipe up to 825mm diameter	3.0m								
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.								

Site works and construction management

RAD16	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD17	<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, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD20	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD18	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	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.
RAD19	<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>
RAD	<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>Note - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <ol style="list-style-type: none"> Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; no work is to be carried out on Sundays or public holidays.
Earthworks	
RAD23	<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>



Note—This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

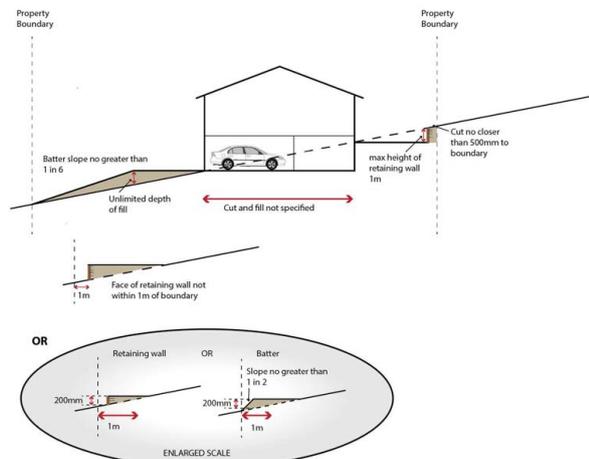
OR

result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD

Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:

	<ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	All fill and excavation is contained on-site and is free draining.
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD22	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD24	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm;

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	<p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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.

RAD25	<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.
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RAD26	<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"> 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.
RAD27	<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>
RAD28	<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>
RAD29	<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⁾	
Car parking	
RAD30	<p>Garage and carport openings, where within the first 20m of the site frontage are no greater than:</p>

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	Primary or secondary frontage	Covered car space opening(s) per street frontage And location of car parking areas
	Greater than 18m	Not specified
	=Greater than 12.5m to 18m	6m wide maximum
	<12.5m or less	Single level storey dwelling: 3.0m wide maximum; Double storey dwelling: Double level: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level.
<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>		
Access and driveways		
RAD31	A maximum of 1 driveway crossover per street frontage.	
RAD32	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.	
Casual surveillance		
RAD33	<p>Dwellings must address primary frontages (including arterial, sub-arterial and regional-arterial roads) with a minimum of a front door, window(s) and pedestrian entrance.</p> <p>Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision for a Dwelling house⁽²²⁾ requires a concurrence agency response from council.</p>	
RAD34	<p>A minimum of one habitable room window on each level overlooks each adjoining public space (street, public open space or laneway):</p> <p>Each dwelling (primary and secondary), excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m² or multiple habitable room windows having a combined area of at least 2.5m² overlooking each adjoining public space (street, public open space or laneway).</p>	
RAD35	30% of the front façade of the building (excluding the garage and front door) is made up of windows or glazing.	
Waste		
RAD36	<p>Each dwelling includes a garbage bin utility area that:</p> <ol style="list-style-type: none"> is screened from public areas; is not located in the primary frontage setback; is not located in an enclosed garage; has a minimum area of 1m x 2m; has access to the collection point without going through a dwelling. 	

Note - refer to Planning scheme policy - Residential design for details and examples.

Note - this is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision for a Dwelling house⁽²²⁾ requires a concurrence agency response from council.

Slipping land Earthworks

RAD37

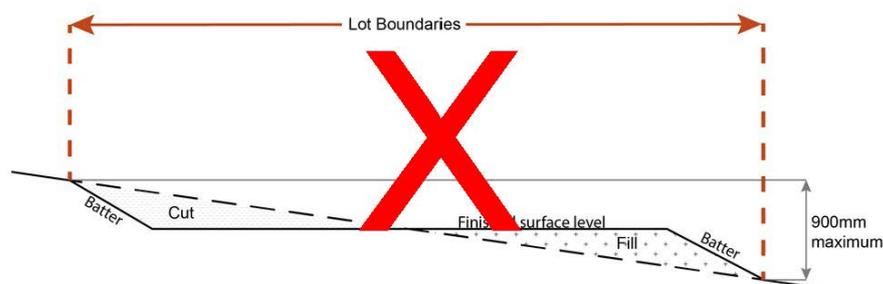
~~Building and site design on slopes between 10% and 15% must:~~

- ~~a. use split-level, multiple-slab, pier or pole construction;~~
- ~~b. avoid single-plane slabs and benching;~~
- ~~c. have built to boundary walls on the low side of the site to avoid drainage issues;~~
- ~~d. follow the contour and ensure the height of cut or fill, whether retained or not, does not exceed 900mm.~~

Filling and excavation that is outside of the external walls of any on-site building does not:

- a. involve a change in level of more than 1.0m relative to natural ground level
or
result in a batter greater than 1V:6H relative to natural ground level;
- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to natural ground level;
- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level;
or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V:2H.

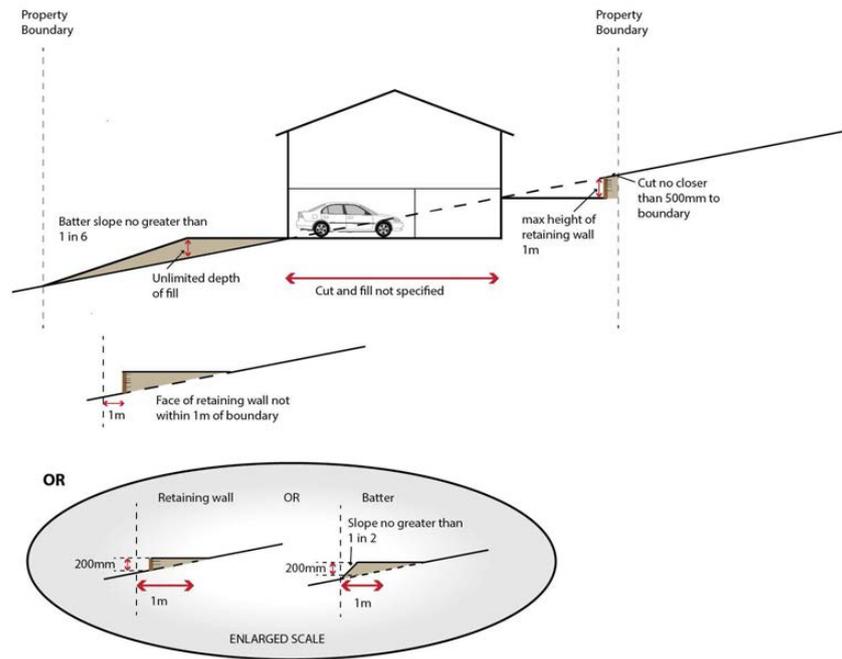
Figure - Cut and fill



THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

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Figure - Filling or Excavation



RAD38 Building and site design on slopes greater than 15% do not include slab on ground.

Secondary dwelling

- RAD39** The siting and design of dwellings ensures that the secondary dwelling is:
- a. not located in front of the primary dwelling;
 - b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings).

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

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

RAD40 No more than 1 secondary dwelling is located on an allotment.

RAD41 The GFA of the secondary dwelling does not exceed 45m² GFA.

RAD42 Provide a minimum of one designated car parking space for the Secondary dwelling (in addition to those required for the dwelling house). Where additional car parking spaces are provided, This car parking space(s) are to be co-located with the parking spaces for the primary dwelling to appear as a single dwelling from the street.

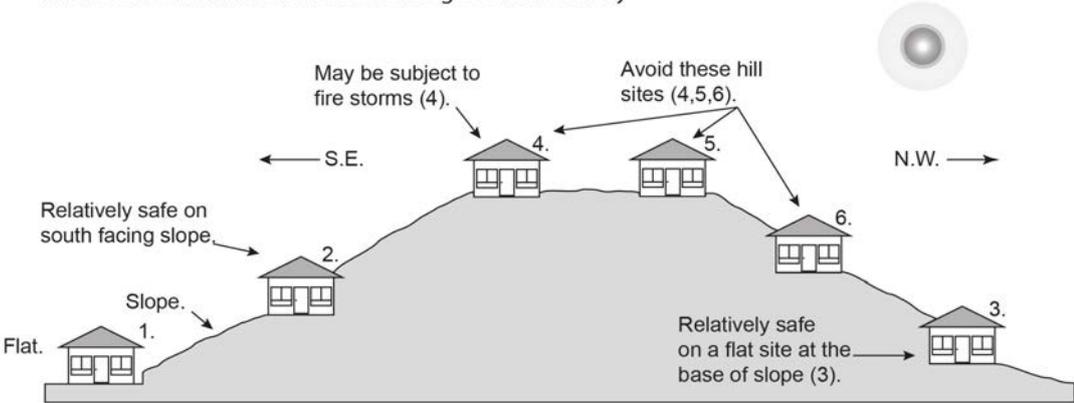
Note - This does not apply to corner lots.

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

Domestic outbuildings											
RAD43	<p>Domestic outbuildings:</p> <p>a. have a total combined maximum roofed area GFA as outlined in the table below:</p> <table border="1"> <thead> <tr> <th>Size of lot</th> <th>Maximum roofed areaMax. 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 that is accepted development is excluded from the area calculations.</p> <p>b. have a maximum building height as follows 3.5m;</p> <p>i. where in front of the main building line for a carport - have a maximum building height of 3.3m and a mean height not exceeding 2.7m; or</p> <p>ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m;</p> <p>c. are located behind the main building line and not within the primary frontage, or secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports specified in this code.</p> <p>Note - For c. above the building line of a trafficable water body boundary is to be treated the same as a secondary frontage.</p> <p>Note - Except for the matters outlined in a. above, this is an alternative provision to the QDC for building work associated with a Dwelling house⁽²²⁾, and is a concurrence agency issue.</p>	Size of lot	Maximum roofed area 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	Maximum roofed area 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⁾											
RAD44	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.										
RAD45	Service and delivery vehicles do not exceed a Small rigid vehicle (SRV) at any one time.										
RAD46	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).										
RAD47	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.										
RAD48	Home based business(s) ⁽³⁵⁾ do not involve manufacturing.										
	Note - Manufacturing as defined in the Food Act 2006 is permitted. Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.										
RAD49	The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental impacts.										

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RAD50	<p>The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day.</p> <p>Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.</p>
RAD51	<p>For a bed and breakfast, the use:</p> <ol style="list-style-type: none"> is fully contained within the existing dwelling on-site; occupies a maximum of 2 bedrooms; includes the provision of a minimum of 1 meal per day; accommodates a maximum of 6 people at any one time. <p>Note - For a Bed and Breakfast SO44 - SO50 above do not apply.</p>
Sales office⁽⁷²⁾	
RAD52	The use is not carried out for 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>	
RAD53	A minimum area 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.
RAD54	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.
RAD55	<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.
RAD56	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD57	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD58	<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>

RAD59	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	
<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>	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)	
<p>Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.</p>	
RAD60	<p>a. Building and structures are:</p> <ol style="list-style-type: none"> i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) <p>b. Dwellings are located on east to south facing slopes.</p> <p style="text-align: center;">House Sites Numbered in Order of Degree of Fire Safety</p>  <p>(1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.</p>
RAD61	<p>Buildings 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, 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;

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	<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 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%:</p> <p>i. to, and around, each building and other roofed structure; and</p> <p>ii. to each fire fighting water supply extraction point.</p> <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>
RAD62	<p>The length of driveway:</p> <p>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;</p> <p>b. has a maximum gradient no greater than 12.5%;</p> <p>c. have a minimum width of 3.5m;</p> <p>d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.</p>
RAD63	<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> <p>i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>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.</p>
RAD64	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <p>a. Clearing of native vegetation located within an approved development footprint;</p> <p>b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;</p> <p>c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;</p> <p>d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p>	

- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD65 Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².

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

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

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

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

RAD66 No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.

This does not apply to the following:

- a. Clearing of native vegetation located within an approved development footprint;
- b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and

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	<p>Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;</p> <p>e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;</p> <p>f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;</p> <p>g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;</p> <p>h. Grazing of native pasture by stock;</p> <p>i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.</p>
<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>	
RAD67	<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>
RAD68	<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>
RAD69	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD70	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <p>a. construction of any building;</p> <p>b. laying of overhead or underground services;</p> <p>c. any sealing, paving, soil compaction;</p> <p>d. any alteration of more than 75mm to the ground surface level prior to work commencing.</p>
RAD71	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)</p>	
RAD72	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <p>a. Caretaker’s accommodation⁽¹⁰⁾;</p>

	<ul style="list-style-type: none"> b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD78	<p>No development is to occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.

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	<p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors)</p> <p>This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

Part F - Criteria for assessable development - Township residential 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 6.2.12.3.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.12.3.2 Assessable development - Township residential precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Character	
<p>PO1</p> <p>Residential development maintains the predominantly low-density residential nature and traditional well connected layout of residential townships.</p>	No example provided.
<p>PO</p> <p>Development incorporates traditional building form, detailing, colours and lightweight materials consistent with the country town character of the area.</p> <p>Note - Refer to Planning scheme policy - Township Character for details and examples.</p>	No example provided.
Building height	
<p>PO2</p> <p>Building height</p>	<p>E2</p> <p>Building height does not exceed:</p>

<p>a. is consistent with the low rise character of the Township precinct;</p> <p>b. preserves the natural features of the site, including slope, orientation and view corridors;</p> <p>c. does not unduly impact on views, breezes, sunlight or privacy experienced by adjoining properties.</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>
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Setbacks

PO3

Setbacks are:

- a. consistent with the low density Township character where buildings are positioned further away from the footpath and further apart from each other;
- b. provide area on-site that is unconstrained by buildings and structures;
- c. ensure parked vehicles do not restrict pedestrian and traffic movement and safety;
- d. maintain the privacy of **residents and** adjoining properties;
- e. maintain private open space areas that are of a size and **shape that is dimension-to-be** useable and functional **spaces;**
- f. **ensure covered car parking spaces and domestic outbuildings that are visible from the street or public space:**
 - i. **visually integrate with the dwelling house;**

Note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling.
 - ii. **are of a scale, location and built form that contributes positively to the streetscape;**
 - iii. **have a design and built form that complements the low density character of the precinct;**
 - iv. **are consistent with the established character of the precinct and avoid dominating or otherwise negatively impacting the streetscape or adjoining properties'.**

E3

Setbacks:

- a. comply with the table below; ~~or:~~

Setbacks

Height of wall	Frontage Primary			Frontage Secondary to street			Side To OMP and wall	Rear To OMP and wall
	To wall	To OMP	To car parking space and domestic outbuildings	To wall	To OMP	To car parking space and domestic outbuildings		
Less than 4.5m	Min 6.0m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 1.5m	6.0m
4.5m or more	Min 6.0m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 2m	6.0m

Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).

- b. **for carports associated with a Dwelling house that remain open and are not enclosed by walls, screens or the like the following applies:**
 - i. **if the Dwelling house was built before 2005; not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot have the same road frontage (where a lawfully constructed carport or garage is located on both sides, the lesser of the two is applicable); or 0.5m whichever is the greater; or**
 - ii. **in all other instances: a minimum setback of 5.4m from the primary or secondary frontage.**

Note - This is an alternative provision to the QDC for building work associated with a Dwelling house, and is a concurrence agency issue.

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Site cover	
<p>PO4</p> <p>Site cover:</p> <ol style="list-style-type: none"> reduces the dominance of buildings and structures to reflect the detached, low density Township character; provides generous open areas around buildings for usable private open space, protect existing vegetation and enable 'private' greening of yard space; reduces building bulk and creates visual interest in the built form; maximises separation between buildings to maximise amenity, cross ventilation and solar access. 	<p>E4</p> <p>Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).</p>
Car parking	
<p>PO5</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>E5.1</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>E5.2</p> <p>All car parking areas are designed and constructed in accordance with <i>Australian Standard AS 2890.1 Parking facilities Part 1: Off-street car parking</i>.</p>
<p>PO6</p> <p>Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.</p>	<p>E6</p> <p>Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.</p>
Bicycle parking and end of trip facilities	
<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>P07</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>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>E7.1</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="810 383 1466 698"> <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> <p>E7.2</p> <p>Bicycle parking is:</p> <ol style="list-style-type: none"> a. provided in accordance with <i>Austroroads (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> <p>E7.3</p> <p>For non-residential uses, storage lockers:</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								

- 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.

E7.4

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>PO8</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. 	No example provided.
Waste	
<p>PO9</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality. areas are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>	<p>E9</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Landscaping and fencing	
<p>PO10</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; 	No example provided.

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<p>d. does not create safety or security issues by creating potential concealment areas or interfering with sightlines;</p> <p>e. maintains the achievement of active frontages and sight lines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO11</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>E11</p> <p>No fencing is provided forward of the building line.</p>
<p>Amenity</p>	
<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>
<p>Noise</p>	
<p>PO13</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>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>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)</p>

<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>
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Clearing of habitat trees where not located within the Environmental areas overlay map

<p>PO15</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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>
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Works criteria

<h3>Utilities</h3>	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO16</p>	<p>No example provided.</p>

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Where the site adjoins or is opposite to a Park ⁽⁵⁷⁾ , foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	
PO17 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	E17 Development is connected to underground electricity.
PO18 The development has access to telecommunications and broadband services in accordance with current standards.	No example provided.
PO19 Where available the development is to safely connect to reticulated gas.	No example provided.
PO20 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.	E20.1 Where in a sewered area, the development is connected to a reticulated sewerage network.
	E20.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO21 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	E21 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.
PO22 The development is provided with constructed and dedicated road access.	No example provided.
Access	
PO23	No example provided.

<p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO24</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 mapped on Overlay map - Road hierarchy.</p>	<p>E24.1</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 mapped on Overlay map - Road hierarchy.</p> <hr/> <p>E24.2</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>E24.3</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>E24.4</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO25</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E25.1</p> <p>Site access and driveways are designed and, located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; b. Where for a Council-controlled road; and not associated with a Dwelling house: <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;

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	<ul style="list-style-type: none"> iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
	<p>E25.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <p>Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>
	<p>E25.3</p> <p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p> <p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> access to premises by providing convenient vehicular movement for residents between their homes and the major road network; safe and convenient pedestrian and cycle movement; adequate on street parking; stormwater drainage paths and treatment facilities; efficient public transport routes; utility services location; emergency access and waste collection; setting and approach (streetscape, landscaping and street furniture) for adjoining residences; expected traffic speeds and volumes; and wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p> <p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	<p>No example provided</p>
<p>PO26</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>E</p> <p>No example provided:</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p>

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<p>Note – An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy – Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy – Integrated transport assessment.</p> <p>Note – The road network is mapped on Overlay map – Road hierarchy.</p> <p>Note – The primary and secondary active transport network is mapped on Overlay map – Active transport</p> <p>Note – To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> • development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies; • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; 	<p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>
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<ul style="list-style-type: none"> • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>													
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p> <p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1205 1465 2004"> <thead> <tr> <th data-bbox="810 1205 1137 1261">Situation</th> <th data-bbox="1137 1205 1465 1261">Minimum construction</th> </tr> </thead> <tbody> <tr> <td data-bbox="810 1261 1137 1395">Frontage road unconstructed or gravel road only;</td> <td data-bbox="1137 1261 1465 1731" rowspan="3">Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</td> </tr> <tr> <td data-bbox="810 1395 1137 1641">OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</td> </tr> <tr> <td data-bbox="810 1641 1137 2004">OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td> </tr> <tr> <td colspan="2" data-bbox="1137 1731 1465 2004">The minimum total travel lane width is:</td> </tr> <tr> <td colspan="2" data-bbox="1137 2004 1465 2049">• 6m for minor roads;</td> </tr> <tr> <td colspan="2" data-bbox="1137 2049 1465 2094">• 7m for major roads.</td> </tr> </tbody> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.	OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;	OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	The minimum total travel lane width is:		• 6m for minor roads;		• 7m for major roads.	
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OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.													
The minimum total travel lane width is:													
• 6m for minor roads;													
• 7m for major roads.													

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	<p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
<p>Stormwater</p>	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p> <p>Note - Development provides roof and allotment (inter-allotment – QUDM level III) drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).</p>
<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E</p>

	<p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO27</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO28</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>

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<p>PO29</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> <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and results in 6 or more dwellings; or results in an impervious area greater than 25% of the net developable area, <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>						
<p>PO30</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in 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:</p> <p>Note – Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p>	<p>E</p> <p>No example provided:</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 1664 1465 2033"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> </tbody> </table>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Pipe Diameter	Minimum easement width (excluding access requirements)						
Stormwater pipe up to 825mm diameter	3.0m						
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m						

<p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<table border="1" data-bbox="810 203 1471 353"> <tr> <td data-bbox="818 217 1137 344">Stormwater pipe greater than 825mm diameter</td> <td data-bbox="1145 217 1465 344">Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).		
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>		
<p>PO</p> <p>Council is provided with accurate representations of the completed stormwater management works within residential developments.</p>	<p>E</p> <p>"As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided.</p> <p>Note - Documentation is to include:</p> <ol style="list-style-type: none"> photographic evidence and inspection date of the installation of approved underdrainage; copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; date of the final inspection. 		

Site works and construction management	
<p>PO31</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO32</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 actionable nuisance or annoyance to any person or premises; 	<p>E32.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;

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<p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E32.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E32.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E32.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO33</p>	<p>E33</p>

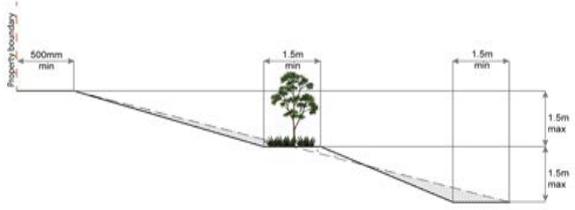
<p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO34</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council:</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E34.1</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>E34.2</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>E34.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

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	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p> <p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO35</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E35</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO36</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and 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>E36.1</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>E36.2</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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>PO37</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>PO38</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>E38.1</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>E38.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>E38.3</p>

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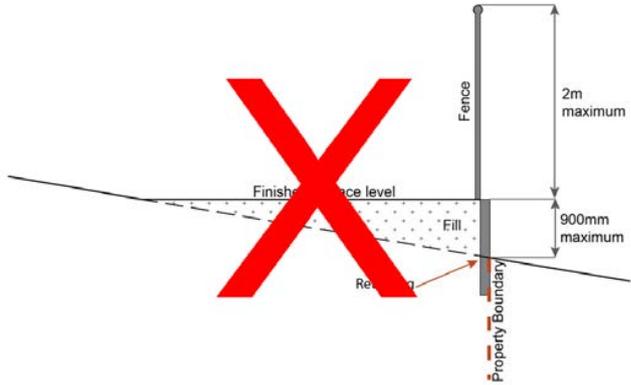
<p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p>Note – Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E38.4</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>E38.5</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E38.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that area required for the necessary for the approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill). <p>E38.7</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>PO39</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E39</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO40</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E40.1</p> <p>No filling or excavation is 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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E40.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO21</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO42</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

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<p>Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.</p>	<ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: <ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
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Retaining walls and structures

<p>PO43</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p> <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.</p>	<p>E43</p> <p>Earth-retaining structures:-</p> <ul style="list-style-type: none"> 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; <p style="text-align: center;">Figure - Retaining on boundary</p>  <ul style="list-style-type: none"> 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. <p style="text-align: center;">Figure - Gut</p>
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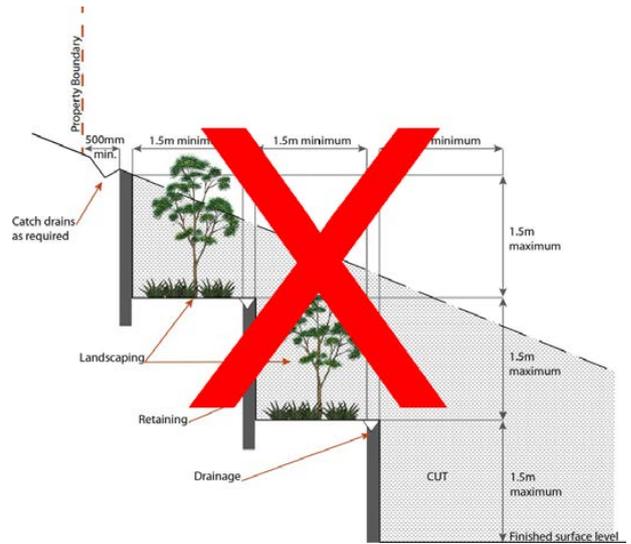
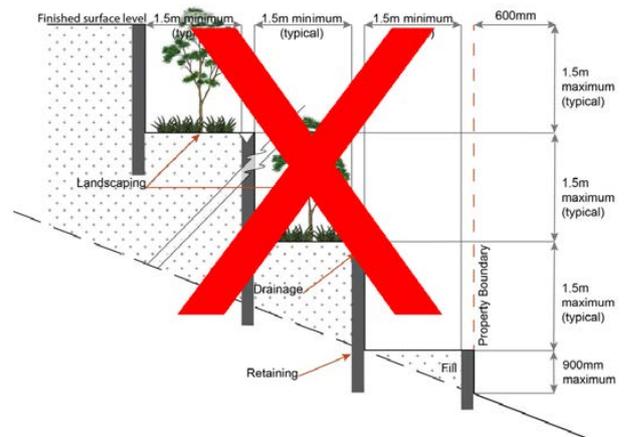


Figure--Fill



Filling or excavation does not:

- a. **involve a change in level of more than 1.0m relative to natural ground level;**

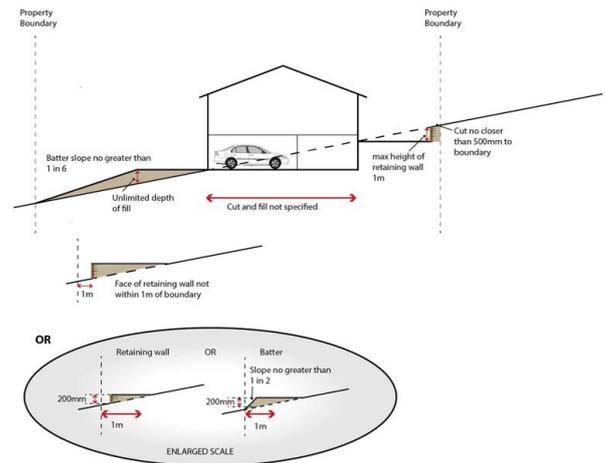
OR

- result in a batter greater than 1V to 6H;**
- b. **necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;**

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Fire Services

Note - The provisions under this heading only apply if:

- a. the development is for, or incorporates:
- reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or
 - material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or
 - material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or
 - 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:
- 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
 - 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.

PO44

Development incorporates a fire fighting system that:

- 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.

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.

E44.1

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:

- 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:
 - 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

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	<p>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> <hr/> <p>E44.2</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"> 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. <hr/> <p>E44.3</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>PO45</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>E45</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>

	<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>PO46</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>E46</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	
Dwelling house⁽²²⁾	
Private open space	
<p>PO47</p> <p>Dwellings are provided with private open space that is:</p> <p>a. of a size and dimension to be useable and functional;</p> <p>b. directly accessible from the dwelling;</p> <p>c. located so that residents and neighbouring properties experience a suitable level of residential amenity;</p> <p>d. free of objects or structures that reduce or limit functionality.</p> <p>Note - Dwelling houses⁽²²⁾ adjoining an arterial, sub-arterial or regional arterial road must not locate private open space areas adjoining or within the setback to that road.</p> <p>Note - Utility areas (e.g. Driveways, air-conditioning units, water tanks, clothes drying facility, storage structures, refuse storage areas and retaining structures) are to be shown on a site plan.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio).</p>	<p>No example provided.</p>

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Car parking									
<p>PO48</p> <p>Garages and carports facing a street are designed to:</p> <ol style="list-style-type: none"> not dominate the street frontage; maintain active frontages and opportunities for surveillance from within the dwelling; contribute to the intended character of the streetscape; be separated to facilitate on-street parking. 	<p>No example provided.</p> <p>E48.1</p> <p>Garage and carport openings, where within the first 20m of the site frontage are no greater than:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Primary or secondary frontage</th> <th style="width: 50%; text-align: center;">Covered car space opening(s) per street frontage And location of car parking areas</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Greater than 18m</td> <td style="text-align: center;">Not specified</td> </tr> <tr> <td style="text-align: center;">Greater than 12.5m to 18m</td> <td style="text-align: center;">6m wide maximum</td> </tr> <tr> <td style="text-align: center;">12.5m or less</td> <td> Single storey dwelling: 3.0m wide maximum; Double storey dwelling: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level. </td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	Primary or secondary frontage	Covered car space opening(s) per street frontage And location of car parking areas	Greater than 18m	Not specified	Greater than 12.5m to 18m	6m wide maximum	12.5m or less	Single storey dwelling: 3.0m wide maximum; Double storey dwelling: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level.
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Greater than 18m	Not specified								
Greater than 12.5m to 18m	6m wide maximum								
12.5m or less	Single storey dwelling: 3.0m wide maximum; Double storey dwelling: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level.								
Access and driveways									
<p>PO49</p> <p>Driveways, pedestrian entries and internal access ways are designed to:</p> <ol style="list-style-type: none"> provide lawful access; not detract from the creation of active street frontages and positively contribute to the intended streetscape character; provide a safe pedestrian environment; not result in excessive crossovers and hardstand areas; allows adequate space for on-street parking; allows adequate space for street planting and street trees; allow adequate space for garbage collection and the location of street infrastructure. 	<p>No example provided.</p> <p>E49.1</p> <p>A maximum of 1 driveway crossover per street frontage.</p> <hr/> <p>E49.2</p> <p>Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.</p>								

<p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<p>PO50</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>No example provided.</p>
<p>PO51</p> <p>Lot access, facilities and driveways are located and designed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off-street car parking, section 3:</p>	<p>No example provided.</p>
<p>Screening – fences and walls</p>	
<p>PO52</p> <p>Fencing and screening complements the rural character and open appearance of the streetscape by: character;</p> <p>a. avoiding front fencing or where incorporated, maintains an open appearance to the streetscape through the use of farm style fencing (e.g. post and rail or wire);</p> <p>b. contributes to privacy while maintaining surveillance between buildings and public spaces.</p> <p>Note - The objective of providing surveillance of the street takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design.</p> <p>Note - Refer to Planning scheme policies - Township character and Residential design for details and examples.</p>	<p>No example provided.</p>
<p>Casual surveillance</p>	
<p>PO53</p> <p>Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space areas, pedestrian paths and car parking areas) through:</p> <p>a. incorporating habitable room windows and balconies that overlook public spaces including secondary frontages;</p> <p>b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage.</p>	<p>No example provided.</p> <p>E53.1</p> <p>Dwellings must address primary frontages (including arterial, sub-arterial and regional-arterial roads) with a minimum of a front door, window(s) and pedestrian entrance.</p> <p>Note – Refer to Planning scheme policy – Residential design for details and examples.</p> <p>Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage.</p>

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<p>Note - Dwelling houses⁽²²⁾ adjoining an arterial or sub-arterial road must address the arterial or sub-arterial road.</p> <p>Note - Ground level dwellings at the front of the site have individual access points to the street.</p>	<p>E53.2</p> <p>Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street, public open space or laneway) provides one habitable room window with an area of at least 1m² or multiple habitable room windows having a combined area of a least 2.5m² overlooking each adjoining public space (street, public open space or laneway).</p> <p>E53.3</p> <p>30% of the front façade of the building (excluding the garage and front door) is made up of windows or glazing.</p>
<p>Waste</p>	
<p>PO54</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No example provided.</p>
<p>PO55</p> <p>Waste storage areas are:</p> <ol style="list-style-type: none"> not located in front of the main building line; or are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No example provided.</p> <p>E55.1</p> <p>Each dwelling includes a garbage bin utility area that:</p> <ol style="list-style-type: none"> is screened from public areas; is not located in the primary frontage setback; is not located in an enclosed garage; has a minimum area of 1m x 2m; has access to the collection point without going through a dwelling. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p>Slipping-land Earthworks</p>	
<p>PO56</p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by: Any filling or excavation associated with a dwelling house:</p> <ol style="list-style-type: none"> minimising overuse of minimises cut and fill to create single flat pads and benching by responding to the natural topography of the site; avoids ing expanses of retaining walls; loss of trees and vegetation and interference with natural drainage systems; 	<p>E56.1</p> <p>Building and lot design on slopes between 10% and 15% must:-</p> <ol style="list-style-type: none"> avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; have built to boundary walls on the low side of the lot to avoid drainage issues. <p>E</p> <p>Filling and excavation that is outside of the external walls of any on-site building does not:</p>

<p>c. minimising any visual impact on the landscape character of the zone provides a positive interface with the streetscape and avoids expanses of retaining walls;</p> <p>d. protecting the amenity and privacy of adjoining properties.</p> <p><i>Note - Refer to Planning scheme policy - Residential design for details and examples.</i></p> <p><i>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.</i></p>	<p>a. involve a change in level of more than 1.0m relative to natural ground level or result in a batter greater than 1V:6H relative to natural ground level;</p> <p>b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to natural ground level;</p> <p>c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;</p> <p>d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:</p> <ol style="list-style-type: none"> the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level; or the batter slope within that 1.0m strip is no steeper than 1V:2H. <p><i>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.</i></p>
<p>E56.2</p> <p>New buildings on land with a slope greater than 15% do not have slab on ground construction.</p>	
<p>Secondary dwellings</p>	
<p>PO57</p> <p>Secondary dwellings:</p> <p>a. are subordinate and ancillary to the primary dwelling in size and function;</p> <p>b. are not larger than 455m² GFA;</p> <p>c. have the appearance, bulk and scale of a single dwelling from the street;</p> <p>d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the Dwelling house⁽²²⁾ on-site.</p>	<p>No example provided.</p> <p>E57.1</p> <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). <p><i>Note - The requirement to locate a Secondary dwelling within 10.0m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</i></p> <p><i>Note - Refer to Planning scheme policy - Residential design for details and examples.</i></p>
<p>E57.2</p>	

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	<p>No more than 1 secondary dwelling is located on an allotment.</p> <p>E57.3</p> <p>The GFA of the secondary dwelling does not exceed 55m².</p> <p>E57.4</p> <p>Provide a minimum of one designated car parking space for the Secondary dwelling (in addition to those required for the Dwelling house). This car parking space(s) is to be co-located with the parking spaces for the primary dwelling to appear as a single dwelling from the street.</p> <p>Note - This does not apply to corner lots.</p> <p>Note - Refer to Planning scheme policy- Residential design for details and examples.</p>										
<p>Domestic outbuildings</p>											
<p>PO58</p> <p>Domestic outbuildings and car ports are:</p> <ol 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: ensure covered car parking spaces and domestic outbuildings that are visible from the street or public space: <ol style="list-style-type: none"> i. visually integrate with the dwelling house; <p style="margin-left: 20px;">Note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling.</p> ii. are of a scale, location and built form that contributes positively to the streetscape; iii. have a design and built form that complements the low density character of the precinct; iv. are consistent with the established character of the precinct and avoid dominating or otherwise negatively impacting the streetscape or adjoining properties'. 	<p>No example provided.</p> <p>E58.1</p> <p>Domestic outbuildings:</p> <ol style="list-style-type: none"> a. have a total combined maximum roofed area as outlined in the table below: <table border="1" data-bbox="810 1305 1465 1637" style="margin-left: 20px;"> <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>Greater than 1000m² – 2000m²</td> <td>80m²</td> </tr> <tr> <td>Greater than 2000m²</td> <td>150m²</td> </tr> </tbody> </table> b. have a maximum building height as follows: <ol style="list-style-type: none"> i. where in front of the main building line for a carport - have a maximum building height of 3.3m and a mean height not exceeding 2.7m; or ii. for all other instances - have a maximum building height of 4m and a mean height not exceeding 3.5m; 	Size of lot	Max. GFA	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²	Greater than 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										
Greater than 1000m ² – 2000m ²	80m ²										
Greater than 2000m ²	150m ²										

	<p>c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks except where for a carport and complying with the front setback for carports associated with a Dwelling house specified in this code.</p> <p>Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.</p> <p>Note - Except for the matters outlined in a. above, this is an alternative provision to the QDC for building work associated with a Dwelling house⁽²²⁾, and is a concurrence agency issue.</p>
Dual occupancy⁽²¹⁾	
<p>PO59</p> <p>Dual Occupancies⁽²¹⁾:</p> <p>a. are on a lot with a minimum area of 1000m² and a minimum primary frontage of 30m or have a maximum site density of 20 dwellings per hectare;</p> <p>b. are located within 800m of a township centre precinct;</p> <p>c. are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual occupancy⁽²¹⁾.</p> <p>Note - Refer to Planning scheme policy - Residential design for dispersal method and calculation.</p>	No example provided.
Medium density uses	
<p>PO60</p> <p>Medium density uses (e.g. Retirement facility⁽⁶⁷⁾, Residential care facility⁽⁶⁵⁾, Relocatable home park⁽⁶²⁾, Rooming accommodation⁽⁶⁹⁾ and Short-term accommodation⁽⁷⁷⁾):</p> <p>a. have a maximum site density of 45 dwellings per hectare;</p> <p>b. are on lots with a minimum area of 1000m² and a minimum primary road frontage of 30m;</p> <p>c. are within 800m of a township centre precinct;</p> <p>d. present as individual dwellings from the frontage;</p> <p>e. are not within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a medium density use.</p>	No example provided.
PO61	No example provided.

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<p>Medium density uses incorporate; incorporate traditional architectural style and design elements to maintain and enhance the country town character (e.g. roof form, awnings, verandahs, parapets, window hoods, louvres and shutters, fretwork, stained glass, ornamental panels and utilises colours that are subdued and successfully blend with surrounding buildings and streetscape).</p> <p>Note - Refer to Planning scheme policy - Township character for details and examples.</p>	
<p>Home based business⁽³⁵⁾</p>	
<p>PO62</p> <p>The scale and intensity of the Home Based Business⁽³⁵⁾:</p> <ol style="list-style-type: none"> is compatible with the physical characteristics of the site and the character of the local area; is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety; does not adversely impact on the amenity of adjoining and nearby premises; remains ancillary to the residential use of the dwelling; does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; ensures service and delivery vehicles do not negatively impact the amenity of the area. 	<p>No example provided.</p> <p>E62.1</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>E62.2</p> <p>Service and delivery vehicles do not exceed a Small rigid vehicle (SRV) at any one time.</p> <p>E62.3</p> <p>Vehicle parking for the Home based business⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).</p> <p>E62.4</p> <p>Home based business(s)⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m² gross floor area.</p> <p>E62.5</p> <p>Home based business(s)⁽³⁵⁾ do not involve manufacturing.</p> <p>Note - Manufacturing as defined in the Food Act 2006 is permitted.</p> <p>E62.6</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental impacts.</p> <p>E62.7</p>

	<p>The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sundays, Christmas Day, Good Friday and Anzac Day.</p> <p>Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.</p> <p>E62.8</p> <p>For a bed and breakfast, the use:</p> <ol style="list-style-type: none"> is fully contained within the existing dwelling on-site; occupies a maximum of 2 bedrooms; includes the provision of a minimum of 1 meal per day; accommodates a maximum of 6 people at any one time. <p>Note - For a Bed and Breakfast E62.1 - E62.7 above do not apply.</p>
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> <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>E63.1</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>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>E65</p>

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<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>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>Sales office⁽⁷²⁾</p>	
<p>PO66</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E66</p> <p>A Sales office⁽⁷²⁾ is located on the site 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>PO67</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>E67.1</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>E67.2</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>PO68</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>E68</p> <p>A minimum area 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>PO69</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E69</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>PO70</p>	<p>E70.1</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>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>E70.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E70.3</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>E70.4</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>E70.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>E70.6</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>PO71</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>E71</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>PO72</p>	<p>E72</p>

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<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>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>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>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>PO73</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; e. ensure safe and effective access for emergency services during a bushfire. 	<p>E73.1</p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <p>E73.2</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 appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:

	<ul style="list-style-type: none"> 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>PO74</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>E74</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>PO75</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E75</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. 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>PO76</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>E76</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>

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<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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO77</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area 	<p>No example provided.</p>

<p>and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO78</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No example provided.
Vegetation clearing and habitat protection	
<p>PO79</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No example provided.
<p>PO80</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p>	No example provided.

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<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO81</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO82</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO83</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No example provided.</p>
<p>PO84</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No example provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	

<p>PO85</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO86</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>PO87</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO88</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>

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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>PO89</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>E89</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>PO90</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>PO91</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>PO92</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E92</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO93</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>E93</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling house⁽²²⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO94</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E94</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p>	

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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>PO95</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>PO96</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>PO97</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>PO98</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>E98</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>PO99</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>E99</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>PO100</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>E100.1</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>E100.2</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>PO101</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>PO102</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>E102</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>

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<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. 	
Riparian and wetland setbacks	
<p>PO103</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E103</p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

6.2.12.4 Township industry precinct

6.2.12.4.1 Purpose - Township industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township industry precinct:
 - a. A range of industrial activities are established in the precinct which are of a low intensity (e.g. Low impact industry⁽⁴²⁾ or Service industry⁽⁷³⁾) and scale, with minimal off-site impacts and no adverse impacts on surrounding sensitive land uses.
 - b. The activities in this precinct provide employment and services to the township and surrounding rural sector only.
 - c. Development does not significantly detract from the rural community character of the township and does not negatively impact the amenity of nearby residential areas.
 - d. Non-industrial uses occurring in the precinct:
 - i. do not compromise or constrain the operation or viability of existing or future industrial activities;
 - ii. are subordinate in function and scale to all centres within the region;
 - iii. do not undermine the viability of township centre or convenience precincts;
 - iv. are consolidated to minimise adverse impacts on the efficient functioning of industrial activities;
 - v. provide a convenience service or support role to industries and employees in the precinct; or
 - vi. where not providing a convenience service or support role, development:
 - A. is located on a district collector, sub-arterial or arterial road;
 - B. does not generate large amounts of vehicle traffic during operating hours of industry;
 - C. cannot reasonably be located in a zone suited to the type of development.
 - e. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - f. Sensitive land uses do not establish in the Township industry precinct with the exception of Caretaker's accommodation⁽¹⁰⁾.
 - g. Development is contained in the precinct boundaries and does not result in industry (including ancillary) uses occurring outside the Township industry precinct onto adjoining zones or precincts.
 - h. The scale, character and built form of development and the resulting streetscape contribute to a high standard of visual and physical amenity and incorporate traditional and heritage design elements and crime prevention through environmental design (CPTED) principles.
 - i. Development is designed to incorporate sustainable practices, including water sensitive design and energy efficient building design.
 - j. 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 (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:

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- A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- k. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
 - 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 avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

- C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
- D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.

- o. Development in the Township industry precinct includes 1 or more of the following:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Emergency services⁽²⁵⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Low impact industry⁽⁴²⁾ • Medium impact industry⁽⁴⁷⁾ (if 250m or greater from a sensitive zone) • Outdoor sales⁽⁵⁴⁾ - if for the sale of agricultural machinery only • Rural industry⁽⁷⁰⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold • Service industry⁽⁷³⁾ • Warehouse⁽⁸⁸⁾
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- p. Development in the Township industry 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⁾ • 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⁾ 	<ul style="list-style-type: none"> • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • 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⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural workers' accommodation⁽⁷¹⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾
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<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Showroom⁽⁷⁸⁾ • Special Industry • Theatre⁽⁷⁸⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾
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- q. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.12.4.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part G, Table 6.2.12.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part G Table 6.2.12.4.1, 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 (PO)
RAD1	PO1
RAD2	PO2
RAD3	PO3
RAD4	PO6
RAD5	PO15
RAD6	PO9
RAD7	PO13
RAD8	PO18-21
RAD9	PO18-21
RAD10	PO22
RAD11	PO23-27
RAD12	PO30
RAD13	PO30
RAD14	PO32
RAD15	PO34
RAD16	PO36
RAD17	PO37
RAD18	PO39
RAD19	PO41

RAD20	PO37, PO40, PO42
RAD21	PO39
RAD22	PO43
RAD23	PO48
RAD24	PO45
RAD25	PO49
RAD26	PO49
RAD27	PO49
RAD28	PO50
RAD29	PO51
RAD30	PO4, PO6, PO12, PO15-PO17 PO53, PO54
RAD31	PO52
RAD32	PO52
RAD33	PO55
RAD34	PO56
RAD35	PO61
RAD36	PO62
RAD37	PO63
RAD38	PO63
RAD39	PO63
RAD40	PO63
RAD41	PO65
RAD42	PO66-PO77
RAD43	PO66-PO77
RAD44	PO78
RAD45	PO78
RAD46	PO81
RAD47	PO81
RAD48	PO81
RAD49	PO82
RAD50	PO85-87, PO89-91
RAD51	PO85-87, PO89-91
RAD52	POPO85-87,

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RAD53	POPO88
RAD54	PO92
RAD55	PO93
RAD56	PO94
RAD57	PO95
RAD58	PO96
RAD59	PO96

Part G - Requirements for accepted development - Township industry precinct

Table 6.2.12.4.1 Requirements for accepted development - Township industry precinct

Requirements for accepted development	
General requirements	
Extensions to existing buildings	
RAD1	Extensions to an existing building do not exceed 20% of the existing GFA on-site. Note - The 20% increase in GFA includes all previous instances of GFA increase under this outcome, or as part of Building Work.
RAD	Where involving an extension (building work) development retains elements which have cultural heritage, character or streetscape significance.
Building height	
RAD2	Development does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
RAD3	Extensions to buildings maintain a minimum setback of: <ol style="list-style-type: none"> a. 6.3m to the street frontage/s; b. 3m to the secondary street frontage; c. 5m to land not included in the Industry zone.
Landscaping	
RAD4	Development does not result in a net reduction in established landscaping on the site.
Lighting	
RAD5	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 the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Car parking	
RAD6	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.

Requirements for accepted development	
Waste	
RAD7	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
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.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD10	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol 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 where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; 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, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works requirements	
Utilities	
RAD11	<p>Where available, the development is connected to:-</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband;

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	<p>c. reticulated sewerage;</p> <p>d. reticulated water;</p> <p>e. sealed and dedicated road.</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>
Access	
RAD	<p>The frontage road is fully constructed to Council's standards.</p> <p>Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p>
RAD12	<p>Any new or changes to existing site access crossovers and driveways are designed, and located and constructed in accordance with:</p> <p>a. where for a Council-controlled road and associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design; <p>b. where for a Council-controlled road; and not associated with a Dwelling house:</p> <ol style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
RAD13	<p>Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.</p>
RAD	<p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p>

	Note - Pavements are to be designed by a RPEQ.
Stormwater	
RAD14	<p>Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable 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>
RAD15	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:-</p> <ol style="list-style-type: none"> is for urban purposes only;- involves a land area greater than 2500m²; will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area. <p>Where development:</p> <ol style="list-style-type: none"> is for an urban purpose that involves a land area 2500m² or greater in size; and that results in 6 or more dwellings; or that result in an impervious area greater than 25% of the net developable area, <p>incorporates a 'deemed to comply solution' to manage stormwater quality.</p> <p>Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.</p>
RAD	<p>Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>
RAD	<p>Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>

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RAD	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:	
	Pipe Diameter	Minimum Easement Width (excluding access requirements)
	Stormwater Pipe up to 825mm diameter	3.0m
	Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225mm diameter	4.0m
	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.
	Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.	
	Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.	

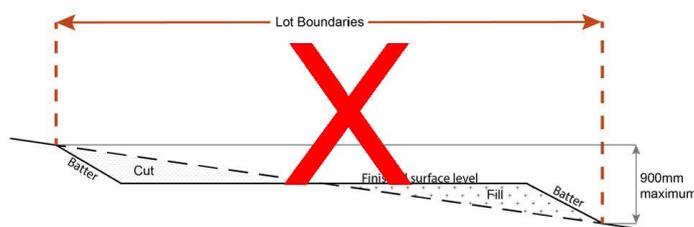
Site works and construction management	
RAD16	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD17	<p>Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.</p> <p>Development does not cause erosion or allow sediment to leave the site.</p> <p>Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.</p>
RAD	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	<p>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.</p>
RAD20	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD18	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	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.
RAD19	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
RAD	<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 - No burning of cleared vegetation is permitted.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
RAD	<p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p>

Earthworks

RAD23 The total of all cut and fill on-site does not exceed 900mm in height.

Figure - Cut and Fill



Note - This is site earthworks not building work.

Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level

OR

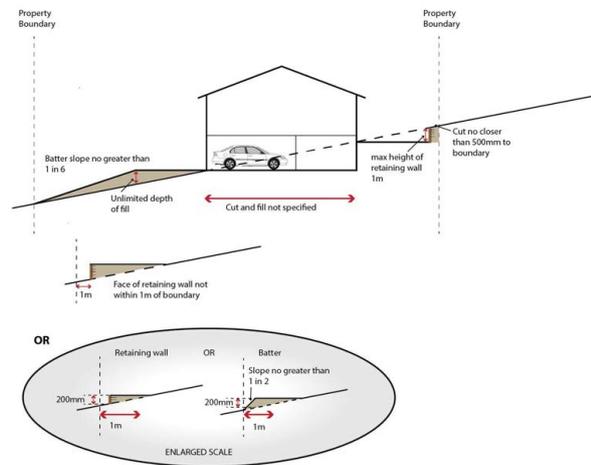
result in a batter greater than 1V to 6H;

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; OR
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



RAD	<p>Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following:</p> <ul style="list-style-type: none"> a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD	<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>
RAD	<p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.</p> <p>Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.</p>
RAD	<p>All fill and excavation is contained on-site and is free draining.</p>
RAD	<p>Earthworks undertaken on the development site are shaped in a manner which does not:</p> <ul style="list-style-type: none"> a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which:

	<ul style="list-style-type: none"> i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD	<p>All fill placed on-site is:</p> <ul style="list-style-type: none"> a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill.
RAD22	<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>
RAD	<p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity is defined in Schedule 2 of the Act.</p>
RAD24	<p>Filling or excavation that would result in any of the following is not carried out on site: does not result in:-</p> <ul style="list-style-type: none"> a. reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. <p>Note - Public sector entity is defined in Schedule 2 of the Act.</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:

6 Zones

- 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.

RAD25

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):

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

RAD26

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.

RAD27

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*.

RAD28

For development that contains on-site fire hydrants external to buildings:

- 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:
 - 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);

	<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>
RAD29	<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	
Land use	
RAD30	<p>Where within 100m of a sensitive zone:</p> <ul style="list-style-type: none"> a. development is undertaken fully indoors; b. uses do not create audible noise measured at the boundary of the site between the hours of 7:00 pm and 6:00 am; c. any new plant or air conditioning equipment is not located along adjoining boundaries with sensitive land uses and screened from view of the street; d. landscaping and noise attenuating fencing are used to buffer visual and audible impacts generated from the use.
RAD31	<p>The combined area for ancillary office⁽⁵³⁾ and administration functions does not exceed 10% of the GFA or 200m² whichever is the lesser.</p>
RAD32	<p>The display of items for sale to the public is limited to commodities, articles or goods resulting from the industrial processes undertaken on-site and limited to 5% of the GFA or 100m² of the use, whichever is the lesser.</p>
Caretaker's accommodation⁽¹⁰⁾	
RAD33	<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 the principal use of the site; c. Includes a minimum 16m² of private open space directly accessible from a habitable room.

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Sales office⁽⁷²⁾	
RAD34	The use is not carried out for longer than 2 years from the date of commencement.
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.	
RAD35	A minimum area 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.
RAD36	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.
RAD37	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.
RAD38	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD39	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD40	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>
RAD41	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.	
Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)	
Note - The following are excluded from the native clearing provisions of this planning scheme: <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; 	

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

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

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

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

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

RAD42	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p> <p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ul style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
RAD43	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p>

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	<p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
<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>	
RAD44	<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>
RAD45	<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>
RAD46	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD47	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface level prior to work commencing.

RAD48	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD49	All habitable rooms located within an Electricity supply substation buffer are: <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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD50	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.
RAD51	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>
RAD52	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD53	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.
RAD54	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD55	No development is to occur within: <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p>

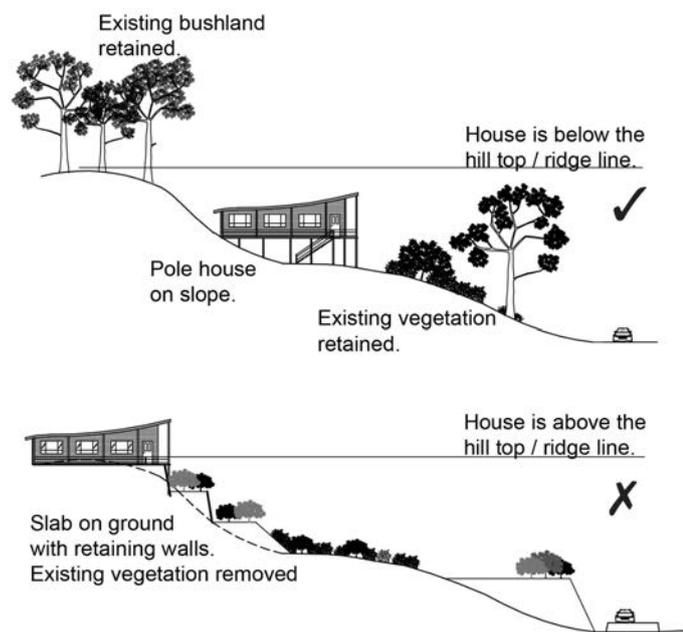
6 Zones

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

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

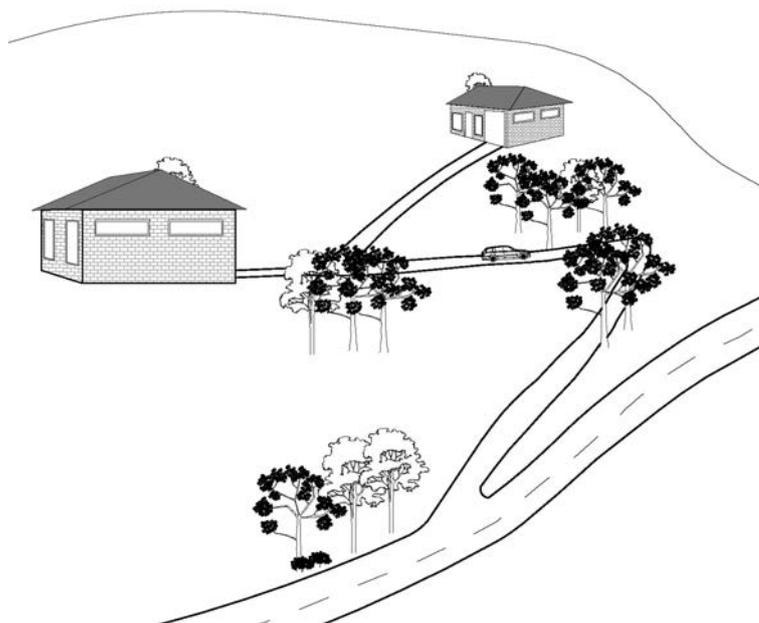
RAD56 Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

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



RAD57 Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:

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



RAD58 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

Colours from Australian Standard AS2700s – 1996

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

RAD59 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.

Transport noise corridors (refer Overlay map - Transport noise corridors)

6 Zones

This is for information purposes only. No requirements for accepted development or criteria for assessable development apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part H - Criteria for assessable development - Township industry 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 6.2.12.4.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessment, the assessment benchmarks become the whole of the planning scheme.

Table 6.2.12.4.2 Assessable development - Township industry precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Built form	
<p>PO</p> <p>Development contributes to the character of the township by addressing the street frontage, providing traditional character elements and visual interest to the façade.</p> <p>Note - Refer to Planning scheme policy - Township Character for details and examples.</p>	No example provided.
Site cover	
<p>PO1</p> <p>Building site cover allows for adequate on-site provision of:</p> <ol style="list-style-type: none"> car parking; vehicle access and manoeuvring; setbacks to boundaries; landscaped areas. 	No example provided.
Building height	
<p>PO2</p> <p>The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on nearby sensitive land uses and zones.</p>	<p>E2</p> <p>Development does not exceed the maximum height identified on Overlay map - Building heights.</p>
Setbacks	
PO3	E3

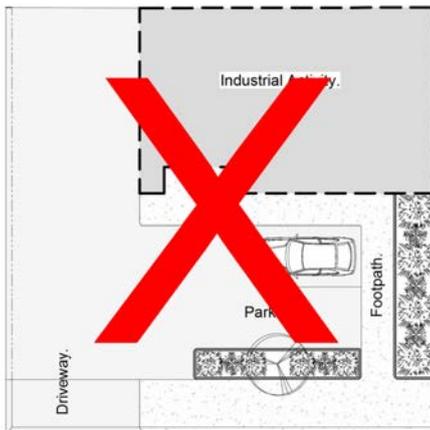
Street Boundary setbacks:

- 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 side and rear** of the building.

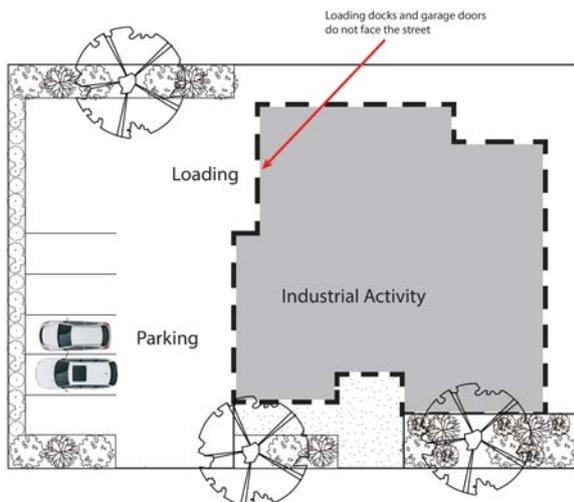
Buildings maintain a minimum setback of :

- a. **6.3m** to the street frontage/s;
- b. **3m to the secondary street frontage;**
- c. 5m to land not included in the Industry zone.

Note - The following diagram illustrates an acceptable design response to this outcome.



THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT



PO4

E4

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<p>Side and rear setbacks protect the amenity of adjoining sensitive land uses.</p>	<p>Where development adjoins land in a Township residential precinct, the building is setback a minimum of 5m 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>Staff recreation area</p>	
<p>PO5</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>
<p>Landscaping</p>	
<p>PO6</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 any adjoining lots not zoned for industrial purposes. 	<p>E6</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>
<p>Fencing</p>	
<p>PO7</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>E7</p> <p>Where fencing is provided on the street frontage, it has a minimum transparency of 70%.</p>

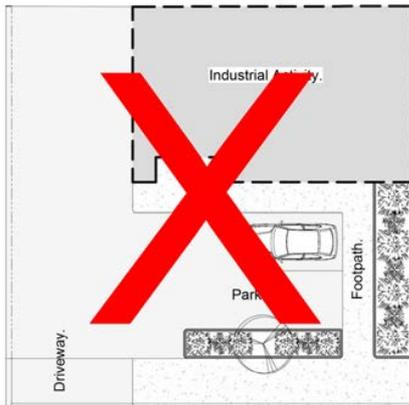


Public access

PO8

The use has a safe, clearly identifiable public access separated from service and parking areas.

Note - The following diagram illustrates an acceptable design response to this outcome.



THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

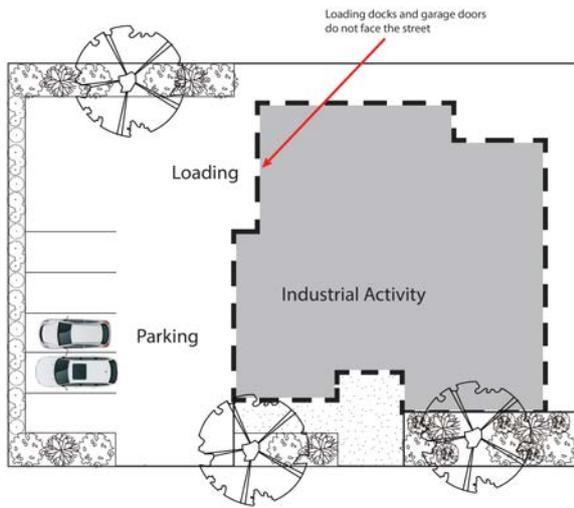
E8.1

Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.

E8.2

There is no public access to or through industrial service areas.

6 Zones



Car parking

PO9

Car parking is provided on-site to meet the anticipated demand of employees and visitors and avoid adverse impacts on the external road network.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.

E9

Car parking is provided in accordance with Schedule 7 - Car parking.

PO10

The design of car parking areas:

- 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.

E10

All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 **Parking facilities Part 1: Off-street car parking**.

PO11

Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.

E11.1

Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.

E11.2

Access and car parking areas are located at the side or rear of the site.

Loading and servicing	
<p>PO12</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 within the Industry zone.</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>PO13</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>E13</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Environmental impacts	
<p>PO14</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>E14</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
Lighting	
<p>PO15</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E15</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>
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>	No example provided.

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<p>Note - A noise impact assessment may be required to demonstrate compliance with this performance outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</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. 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 '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>

	<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 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 0.5×10^{-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> <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 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 5×10^{-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>

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	<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. 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>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>E20</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> <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. <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>

Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO22</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 a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</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	
<p>PO</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).</p>	<p>No example provided.</p>
<p>PO23</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>E23</p> <p>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>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 network.</p>
	<p>E25.2</p>

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	Trade waste is pre-treated on-site prior to discharging into the sewerage network.
<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</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>PO27</p> <p>The development is provided with constructed and dedicated road access.</p>	No example provided.

Access	
<p>PO28</p> <p>Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.</p>	No example provided.
<p>PO29</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 mapped on Overlay map - Road hierarchy.</p>	<p>E29.1</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>E29.2</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>E29.3</p> <p>The lot development layout allows forward vehicular access to and from the site.</p>
<p>PO30</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>E30.1</p> <p>Site access and driveways are designed and located and constructed in accordance with:</p> <ol style="list-style-type: none"> a. where for a Council-controlled road and associated with a Dwelling house: <ol style="list-style-type: none"> i. Planning scheme policy - Integrated design;

	<p>b. Where for a Council-controlled road; and not associated with a Dwelling house:</p> <ul style="list-style-type: none"> i. AS/NZS2890.1 section 3; or Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; <p>c. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustR roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>
	<p>E30.2</p> <p>Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with:</p> <ul style="list-style-type: none"> a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; and c. the relevant standards in Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. <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 are sealed and provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.</p>
	<p>E</p> <p>Access driveways, manoeuvring areas and loading facilities are constructed with reinforced concrete road pavements. Concrete is to be designed in accordance with rigid road pavement design principles.</p>

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	<p>Note - Pavements are to be designed by an RPEQ.</p>
	<p>E</p> <p>Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.</p>
<p>PO</p> <p>Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</p> <p>Editor's Note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</p>	<p>E</p> <p>Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.</p> <p>Note - The road network is mapped on Overlay Map - Road Hierarchy.</p>

Street design and layout	
<p>PO</p> <p>Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:</p> <ol style="list-style-type: none"> a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement. <p>Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.</p>	<p>No example provided</p>

<p>Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.</p>	
<p>PO31</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 refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport</p> <p>Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows:</p> <ol style="list-style-type: none"> 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>The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.</p> <p>Note - An applicant will be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs;</p> <ul style="list-style-type: none"> development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; 	<p>E</p> <p>No example provided.</p> <p>New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p> <p>Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable.</p> <p>Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.</p> <p>E</p> <p>The active transport network is extended in accordance with Planning scheme policy - Integrated design.</p>

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<ul style="list-style-type: none"> • forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m² Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, • Showroom, Shop or Shopping centre greater than 1,000m² GFA; • Warehouses and Industry greater than 6000m² GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. <p>The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>							
<p>PO</p> <p>All Council controlled frontage roads are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.</p> <p>Note - Frontage roads include streets where no direct lot access is provided.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.</p>	<p>E</p> <p>Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following:</p> <table border="1" data-bbox="810 1771 1465 2051"> <thead> <tr> <th>Situation</th> <th>Minimum construction</th> </tr> </thead> <tbody> <tr> <td>Frontage road unconstructed or gravel road only;</td> <td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width</td> </tr> <tr> <td>OR</td> <td></td> </tr> </tbody> </table>	Situation	Minimum construction	Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width	OR	
Situation	Minimum construction						
Frontage road unconstructed or gravel road only;	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width						
OR							

<p>Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<table border="1"> <tr> <td data-bbox="810 197 1136 745"> <p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p> </td> <td data-bbox="1136 197 1465 745"> <p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. </td> </tr> </table> <p>Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.</p> <p>Note - Construction includes all associated works (services, street lighting and linemarking).</p> <p>Note - Alignment within road reserves is to be agreed with Council.</p> <p>Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>	<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads.
<p>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;</p> <p>OR</p> <p>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</p>	<p>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.</p> <p>The minimum total travel lane width is:</p> <ul style="list-style-type: none"> 6m for minor roads; 7m for major roads. 		

Stormwater	
<p>PO</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p> <p>E</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.</p>

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<p>PO</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <hr/> <p>E</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <hr/> <p>E</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <hr/> <p>E</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>E</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO32</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance or annoyance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood</p>	<p>No example provided.</p>

<p>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>PO33</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</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 stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p> <p>Where development:</p> <p>a. is for an urban purpose that involves a land area 2500m² or greater in size; and</p> <p>b. results in 6 or more dwellings; or</p> <p>c. results in an impervious area greater than 25% of the net developable area,</p> <p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning Scheme Policy - Stormwater Management. Stormwater quality infrastructure is to be design in accordance with Planning scheme policy - Integrated Design (Appendix C).</p>	<p>No example provided.</p>
<p>PO35</p> <p>Easements for drainage purposes are provided over:</p>	<p>E</p> <p>No example provided.</p>

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<p>a. stormwater pipes located in 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:</p> <p>Note -- Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM:</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 389 1471 913"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning Scheme Policy - Integrated Design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
Pipe Diameter	Minimum easement width (excluding access requirements)								
Stormwater pipe up to 825mm diameter	3.0m								
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m								
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								

Site works and construction management	
<p>PO36</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>
<p>PO37</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>E37.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p>

<p>c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>b. stormwater discharged to adjoining and downstream properties does not cause scour and or erosion of any kind;</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>f. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives;</p> <p>g. ponding or concentration of stormwater does not occur in adjoining properties.</p> <p>E37.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p> <p>E37.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p> <p>E37.4</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>Existing street trees are protected and not damaged during works.</p> <p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO38</p>	<p>E38</p>

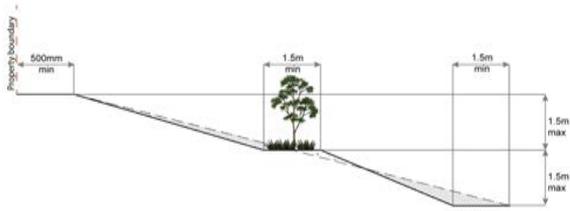
6 Zones

<p>Dust suppression measures are implemented during soil disturbances and 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>PO39</p> <p>All development works on-site and including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape.</p> <p>Note – Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>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> <p>E39.3</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>E</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p> <p>E</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and useable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p>

	<p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
<p>PO40</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E</p> <p>Access to the development site is obtained via an existing lawful access point.</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 stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas:</p>
<p>PO</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ECP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</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, building areas and other necessary areas for the works; and 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> <p>E41.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p>

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	<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>PO</p> <p>All development works are carried out at times which minimise noise impacts to residents.</p>	<p>E</p> <p>All development works are carried out within the following times:</p> <p>a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day;</p> <p>b. no work is to be carried out on Sundays or public holidays.</p> <p>Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.</p>
<p>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>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>E43.1</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>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>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep reek 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 months of the commencement date.</p>	<p>Inspection and certification of steep reek slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>E43.4</p> <p>All filling or excavation is contained on-site and is free draining.</p> <p>E43.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that area required for the necessary for the approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.) material is used as fill).</p> <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>PO44</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>E44</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO45</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>E45.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p>

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<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 is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as is defined in Schedule 2 of the Act the Sustainable Planning Act 2009.</p> <p>E45.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure 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 infrastructure above that which existed prior to the earthworks being undertaken;</p> <p>c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as is defined in the Sustainable Planning Schedule 2 of the Act 2009.</p>
<p>PO46</p> <p>Filling or excavation does not result in land instability.</p> <p>Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.</p>	<p>No example provided.</p>
<p>PO47</p> <p>Development 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. and any clearing of native vegetation.</p> <p>Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No example provided.</p>
<p>PO</p>	<p>E</p> <p>Filling and excavation undertaken on the development site are shaped in a manner which does not:</p>

Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.

- a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or
- b. redirect stormwater surface flow away from existing flow paths; or
- c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:
 - i. concentrates the flow; or
 - ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or
 - iii. causes actionable nuisance to any person, property or premises.

Retaining walls and structures

PO48

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

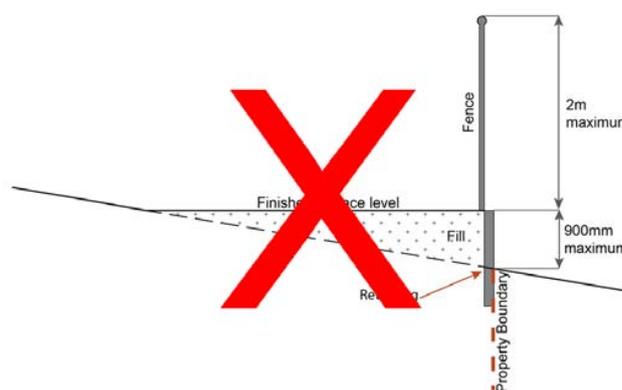
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.

E48

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 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 - Gut

6 Zones

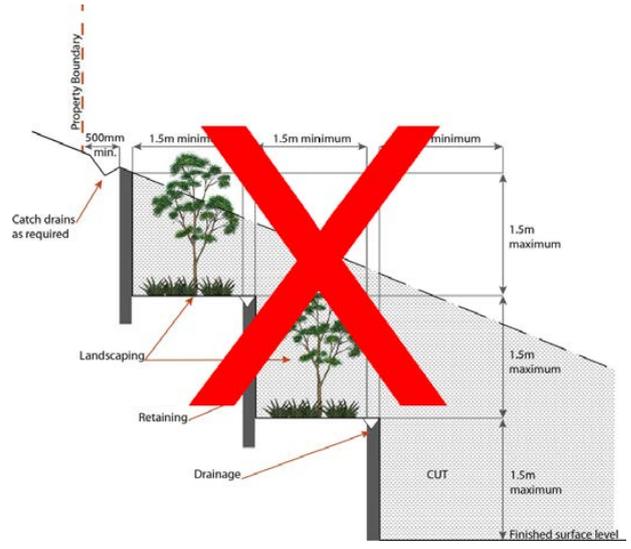
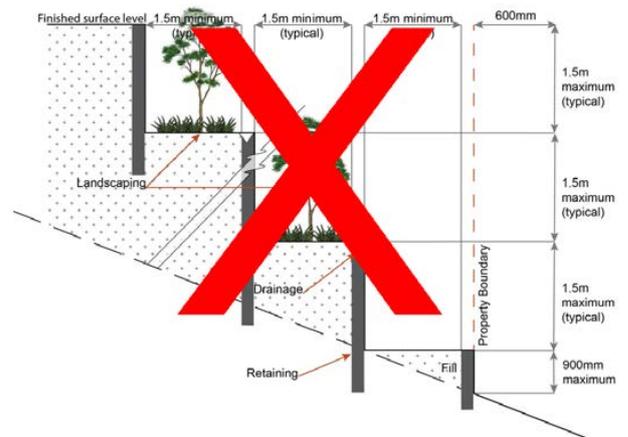


Figure--Fill



Filling or excavation does not:

- a. involve a change in level of more than 1.0m relative to natural ground level;

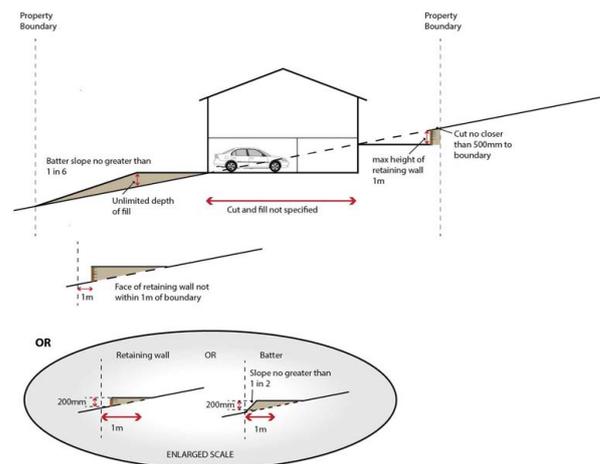
OR

- b. necessitate the construction of a freestanding retaining wall exceeding 1.0m in height relative to finished ground level;

- c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;
- d. result in the toe of any fill batter, or exposed face of any freestanding retaining wall supporting that fill, being closer than 1.0m to a property boundary unless:
 - i. the depth of fill within the 1.0m strip does not exceed 200mm relative to natural ground level; or
 - ii. the batter slope within that 1.0m strip is no steeper than 1V to 2H.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

Figure - Filling or Excavation



PO

All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.

E

Retaining walls are designed and certified by a RPEQ so that:

- a. the minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Australian Standard AS 4678 Earth-retaining structures;
- b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use;

6 Zones

	<p>c. where the adjoining land use rights or zoning allows for industrial uses a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises.</p> <p>Note - Retaining walls will only be approved following submission of a full detailed design certified by a RPEQ.</p>
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Table 6.2.12.4.3

<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>PO49</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>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> <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;

	<ul style="list-style-type: none"> 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>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> <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>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>
<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> <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.

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	<p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> in a form; of a size; 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	
<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 region's centre 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 land outside of the industry precinct:</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>No example provided.</p>

<p>Medium impact industry⁽⁴⁷⁾ uses only establish in the precinct where:</p> <ol style="list-style-type: none"> buildings and activities are located at least 250m from a sensitive land use or sensitive zone; not constraining the function or viability of existing or future uses in the precinct; not adversely affecting the amenity, health or safety of employees and visitors of the surrounding uses; not adversely affecting the amenity, health or safety of nearby sensitive land uses. <p>Note - Separation distances are to be measured in a straight line, in accordance with the State policy.</p>	
Caretaker's accommodation⁽¹⁰⁾	
<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 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>E55</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 Schedule 7 - Car parking.
Sales office⁽⁷²⁾	
<p>PO56</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>E56</p> <p>A Sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</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> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; 	<p>E57.1</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;

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<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls.
<p>PO58</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</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>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>
<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>PO60</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>E60.1</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>E60.2</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>PO61</p>	<p>E61</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>A minimum area 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>PO62</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E62</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>PO63</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>E63.1</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>E63.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>E63.3</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>E63.4</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>E63.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>E63.6</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>

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	<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>PO64</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>E64</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>PO65</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>E65</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>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p>	

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

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

Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.

Vegetation clearing, ecological value and connectivity

PO66

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No example provided.

PO67

Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:

- a. retaining habitat trees;
- b. providing contiguous patches of habitat;
- c. provide replacement and rehabilitation planting to improve connectivity;
- d. avoiding the creation of fragmented and isolated patches of habitat;
- e. providing wildlife movement infrastructure.

Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges,

No example provided.

6 Zones

<p>underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO68</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO69</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No example provided.</p>
<p>PO70</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO71</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No example provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO72</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p>	<p>No example provided.</p>

<ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	
<p>PO73</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO74</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO75</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No example provided.
<p>PO76</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p>	No example provided.

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<ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
<p>PO77</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</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>PO78</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>E78</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>PO79</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>PO80</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>PO81</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E81</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO82</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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>E82</p> <p>Habitable rooms:</p> <ol style="list-style-type: none"> are not located within an Electricity supply substation buffer; and 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>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>

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<p>PO83</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>PO84</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E84</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station 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>PO85</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 other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO86</p> <p>Development:</p> <ol style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for 	<p>No example provided.</p>

<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>PO87</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>PO88</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>E88</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>PO89</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>E89</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>PO90</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</p>	<p>E90.1</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>c. Industrial area – Level V;</p> <p>d. Commercial area – Level V.</p>

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<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>E90.2</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>PO91</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>PO92</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>E92</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>Riparian and wetland setbacks</p>	
<p>PO93</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; 	<p>E93</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line

<p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>																											
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)																												
<p>PO94</p> <p>Development:</p> <p>a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline;</p> <p>b. retain the natural character or bushland settings as the dominant landscape characteristic;</p> <p>c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment.</p>	<p>E94</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <p>a. located on a hill top or ridge line;</p> <p>b. all parts of the building and structure are located below the hill top or ridge line.</p>																											
<p>PO95</p> <p>Development:</p> <p>a. does not adversely detract or degrade the quality of views, vista or key landmarks;</p> <p>b. retains the natural character or bushland settings as the dominant landscape characteristic.</p>	<p>E95</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <p>a. go across land contours, and do not cut straight up slopes;</p> <p>b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.</p>																											
<p>PO96</p> <p>Buildings and structures incorporate colours and finishes that:</p> <p>a. are consistent with a natural, open space character and bushland environment;</p> <p>b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;</p> <p>c. are not visually dominant or detract from the natural qualities of the landscape.</p>	<p>E96.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 1563 1469 2067"> <thead> <tr> <th colspan="3" style="text-align: center;">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth
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	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark
	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive
	G25 – Olive	N41 – Oyster	Y61 – Black Olive
	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki
	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone
	G53 – Banksia		
	<p>E96.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>		