9 Development codes

9.1 Preliminary

1. Development codes are the assessment benchmarks for specific forms of assessable development and contain the development requirements for specific forms of accepted development. The forms of development to which these codes apply are identified in the tables of assessment in Part 5.

2. Use codes and other development codes are specific to each planning scheme area.

3. The scope of each use code is primarily directed at making a material change of use for a specific purpose but some can also extended to works associated with an existing or proposed use. However, the other development codes are restricted to more specific forms of development:

   a. Community residence code;

   b. Cropping involving forestry for wood production code.

4. The following are the other use codes for the planning scheme:

   a. Dwelling house code;

   b. Residential uses code.

5. The following are the other development codes for the planning scheme:

   a. Reconfiguring a lot code;

   b. Works code;

   c. Site earthworks code;

   d. Advertising devices code.

9.2 Codes for uses and associated works that do not comply with the limits set in Schedule 6 of the Regulation

9.2 Codes for uses and associated works that do not comply with the limits set in Schedule 6 of the Regulation

Table 9.2.1

Editor's note - The tables of assessment in Part 5 and the following schedules of the Regulation have relevance for determining whether or not the codes in this section apply:

- Schedule 6, Part 2, item 6 of the Regulation, Material change of use for community residence
- Schedule 6, Parts 2 and 3, and Schedule 13 of the Regulation, Requirements for cropping involving forestry fro wood production.

9.2.1 Not in use

Not in use

9.2.2 Community residence code - Benchmarks for assessable development and requirements for accepted development

9.2.2.1 Application

1. This code applies to any material change of use for a Community residence[16] where it is specifically identified in the Benchmarks for assessable development and requirements for accepted development column of the applicable table of assessment.

2. When using this code, reference should be made to the methodology for determining the category of development and the category of assessment and, where applicable, the methodology for determining the assessment benchmarks for assessable development and requirements for accepted development located in Part 5.

3. For development identified as assessable or accepted subject to requirements for this code in Part 5:

   a. Part A of the code applies only to accepted development subject to requirements;

   b. Part B of the code applies only to assessable development.

9.2.2.2 Purpose

1. The purpose of the community residence code is to identify appropriate standards for the establishment and operation of a community residence[16].

9.2.2.3 Assessment criteria

Part A - Requirements for accepted development

If development that 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 9.2.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.2.2.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the 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.

Table 9.2.2.1 - Requirements for accepted development - Community residence

Requirements for accepted development	
RAD1	The maximum number of residents is 7.
RAD2	One support worker is permitted to reside on the premises at any one time.
RAD3	The maximum number of support workers attending any daytime activity shall not exceed 7 people over a 24 hour period.
RAD4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

Part B - Criteria for assessable development - Community residence

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 9.2.2.2 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 9.2.2.2 - Assessable development - Community residence

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
PO1 The scale and intensity of the Community residence[(16)]: a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape; c. does not adversely impact on the amenity of adjoining and nearby premises; d. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; e. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; f. ensures support service vehicles do not negatively impact the amenity of the area.	No example provided

9.2.3 Cropping involving forestry for wood production code - Benchmarks for assessable development and requirements for accepted development

9.2.3.1 Application

1. This code applies to a material change of use for cropping where forestry for wood production and any associated operational works for harvesting trees for wood production, but only where it is specifically identified in the benchmarks for assessable development and requirements for accepted development column of the applicable table of assessment.

2. When using this code, reference should be made to the methodology for determining the category of development and the category of assessment and, where applicable, the methodology for determining the assessment benchmarks for assessable development and requirements for accepted development located in Part 5.

Table 9.2.3.1

Editor's note - This code only applies to assessable development and includes those instances where the activity has been made assessable due to non-compliance with one or more requirements of Schedule 13 of the Regulation.

9.2.3.2 Purpose

1. The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts.

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

   a. the use is appropriately located and setback from areas of environmental interest and existing infrastructure;

   b. the impacts on adjoining land uses are minimised;

   c. the risk of fire is minimised; and

   d. the expected harvest cycles, volumes, time scales and haulage routes, plus proposed wildfire management and location of supportive infrastructure is known by local government, where development is assessable.

9.2.3.3 Requirements for assessment

Part A - Requirements for assessable development - Cropping involving forestry for wood production

<table>
<tr><th>Performance outcomes</th><th>Examples that achieve aspects of the Performance Outcomes</th></tr>
<tr><td colspan="2">Setbacks</td></tr>
<tr><td>PO1

The establishment of the forest for wood production is located to minimise impacts (such as shading and falling trees) on infrastructure and areas of environmental interest.

Table 9.2.3.2

Note - This PO is the corresponding performance outcome for the requirements set out in Sections 2(a) to (b) and Section 3 of Schedule 13 in the Regulation.</td><td>E1.1

The establishment of the forest for wood production is setback from existing infrastructure and areas of environmental in accordance with the following table:

<table>
<tr><th>Aspect</th><th>Distance (measured from base of tree)</th></tr>
<tr><td colspan="2">Areas of environmental interest</td></tr>
<tr><td>Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100 000</td><td>Stream order 1 to 2 : 5m; or

Stream order 3 to 5 :10m; or</td></tr>
</table>
</td></tr>
</table>

Aspect	Distance (measured from base of tree)
topographic map series in accordance with the stream order classification system.	Stream order 6 : 20m
State-owned protected areas and forest reserves under the *Nature Conservation Act 1992*.	10m
Protected vegetation under the *Vegetation Management Act 1999*.	10m
Infrastructure	
Dwellings	100m or such distance that ensures the dwelling is consistent with the requirements of the AS3959-2009 and the Building Code of Australia.
Machinery sheds	25m or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.
Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement.	25m or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.

E1.2

No cultivation and planting for wood production is to occur in the setback areas identified in E1.1above. Road and track establishment and maintenance can occur.

E1.3

Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in E1.1 above.

Impacts on soil structure, fertility and stability

PO2

The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the soil.

Table 9.2.3.3

Note - This PO is the corresponding performance outcome for the requirements set out in Sections 2(c) to (h) and Section 3 of Schedule 13 in the Regulation.

E2.1

The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods:

- mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10 per cent and less than 25 per cent;

	• either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25 per cent; • tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips.
	E2.2 Any part of a track or road established and maintained as part of the forest for wood production is approximately drained and adopts the following measures: • establish and maintain a stable surface; • drain the track or road with crossfall drainage (preferably with a slope greater than 4 percent) or by shaping the track or road to a crown so that water drains to both of its side; • establish and maintain drainage structures to convey water away from the track or road formation (for example,cross drains, mitre drains, turnouts and diversion drains or relief culverts).
	E2.3 Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.
Fire Risk	
PO3 The risk of fire to adjoining premises and infrastructure is minimised through the provision of firebreaks and fire tracks and roads. **Table 9.2.3.4** Note - This PO is the corresponding performance outcome for the requirements set out in Sections 2(i) to (o) and Section 3 of Schedule 13 in the Regulation.	**E3.1** Firebreaks are established and maintained: • between the forest for wood production, adjoining premises and existing infrastructure; • at a minimum width form the base of the outside trees as follows:

Firebreaks	
Forestry for wood production activities less than 40 hectares.	7m
Forestry for wood production of 40 hectares to 100 hectares.	10m
Forestry for wood production greater than 100 hectares.	20m, or a 10m break that is free of flammable material that is greater than 1m high followed by a 10m fuel reduction area where forestry

	<table><tr><th colspan="2">Firebreaks</th></tr><tr><td></td><td>for wood production trees are pruned up to a minimum height of 5m, commencing once trees are greater than 10m in height,</td></tr></table> • that are free of flammable material that is greater than 1m high; • to be accessible and trafficable for fire suppression vehicles.
	E3.2 Fire access tracks and roads are established and maintained : • to a minimum width of 4m; • that are accessable; • that ensure no part of a plantation is more than 250m from a fire access track or road.
Cropping harvest, haulage and wildlife management	
PO4 Local government are informed of the expected cropping harvest cycles, volumes, timescales and haulage routes, plus propose wildfire management and location of supportive infrastructure.	**E4.1** When the forest for wood production area is greater than 10 hectares a management report is attached to the development application that contains the following information: • expected harvest cycles and estimated harvest timescale; • an estimated haulage route plan identifying likely local roads for transporting the harvest to the primary destination/s; • proposed methods and supporting infrastructure location for managing wild fire (including an area map of property location, adjacent roads and tracks, property entrances, location of fire access tracks and turnarounds on the property and location of water points in the area).

9.3 Use codes

9.3.1 Dwelling house code

9.3.1.1 Application

1. This code applies to undertaking development for dwelling houses[(22)] on varying lot types located in the General residential zone, the Emerging community zone - Transition precinct if on a developed lot, the Redcliffe Kippa-Ring local plan - Interim residential precinct, and the Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct) if on a developed lot, if:

   a. 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);

   b. the development has been categorised as assessable development - impact assessment (Part 5).

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

   a. Part A of the code applies only to accepted development subject to requirements;

   b. Part B of the code applies only to assessable development.

9.3.1.2 Purpose

1. The purpose of the 9.3.1 'Dwelling house code' is to guide development to ensure residential development creates liveable, safe and attractive living environments that complement the precinct character.

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

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

   a. Dwelling houses[(22)] support housing diversity that meets the needs of existing and future residents within the region.

   b. The character and scale of Dwelling houses[(22)] are compatible with the intended character for the zone and precinct.

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

   c. Secondary dwellings associate with a principal dwelling~~,~~ and remain subordinate and ancillary to the principal dwelling by:

      i. ~~to~~ retaining the low density, low intensity, residential form of a dwelling house[(22)];

      ii. ensuring the GFA does not exceed 55m^2.

   d. 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 not dominate the street frontage.

   e. Dwelling houses[(22)] are designed to add visual interest and contribute to an attractive streetscape and public realm.

f. Dwelling houses[(22)] provide a high standard of built form and include landscaping on site to maintain and create attractive streetscapes, active frontages and surveillance.

g. Dwelling houses[(22)] are designed to establish a high level of residential amenity, privacy and safety to residents, adjoining neighbours and the wider community.

h. Dwelling houses[(22)] are designed to maintain the amenity and safety of pedestrians.

i. Subtropical design standards are incorporated where possible into the design, siting and orientation of dwellings.

j. Dwelling houses[(22)] provide attractive and useable private open space areas that meet the needs of residents.

k. Dwelling houses[(22)] are provided with infrastructure and services at a level suitable for the zone or precinct.

l. Site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

m. Dwelling houses[(22)] are designed to respond to the lot shape, dimensions and topographic features.

n. Dwelling houses[(22)] are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:

   i. avoiding where possible cut and fill ~~to create single flat pads and benching~~by responding to the natural topography of the site;

   ii. retaining walls are kept to a human scale and not excessive in height and do not extend for lengths inconsistent with the scale of a Dwelling house[(22)];

   iii. minimising any impact on the streetscape and landscape character of the precinct or sub-precinct;

   Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character.

   iv. protecting the amenity of adjoining properties from visual impact of cut and fill;

   v. ensuring slope stability;

   vi. ensuring all necessary maintenance is achievable.

o. 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.

9.3.1.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.3.1.1, 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 PO
RAD1	PO1
RAD2	PO2
RAD3	PO3
RAD4	PO3
RAD5	PO4

RAD6	PO6
RAD7	PO7
RAD8	PO8
RAD9	PO8
RAD10	PO8
RAD11	PO10
RAD12	PO12
RAD13	PO12
RAD14	PO13-14
RAD15	PO15
RAD16	PO17
RAD17	PO17
RAD18	PO18
RAD19	PO19
RAD20	PO21, 12
RAD21	PO21
RAD22	PO21
RAD23	PO21
RAD24	PO22
RAD25	PO23
RAD26	PO24-35
RAD27	PO24-35
RAD28	PO36
RAD29	PO37
RAD30	PO38
RAD31	PO39
RAD32	PO40
RAD33	PO41
RAD34	PO41
RAD35	PO55
RAD36	PO54-56, 58-60
RAD37	PO54-56
RAD38	PO57
RAD39	PO61
RAD40	PO42
RAD41	PO42

RAD42	PO45
RAD43	PO45
RAD44	PO45
RAD45	PO46
RAD46	PO47
RAD47	PO47
RAD48	PO49
RAD49	PO50
RAD50	PO51
RAD51	PO53
RAD52	PO62
RAD53	PO63
RAD54	PO64
RAD55	PO65
RAD56	PO65
RAD57	PO66

Where accepted development subject to requirements cannot comply with one or more of the requirements for accepted development listed as concurrence agency issues, Council will be a Concurrence Agency for assessment of those aspects of a Development Application for Building Works. Noncompliance will be assessed by Council against the corresponding applicable performance outcomes in Part B Requirements for assessable development. Noncompliance with a requirement for a concurrence agency issue does not change the categories of development or categories of assessment. Where the Dwelling house(22) does not comply with one or more of the requirements for accepted development relating to a constraint, the development becomes assessable development - code assessment and an application will be required to be lodged with Council in accordance with the section 5.3.3(1)(a)(ii).

Part A - Requirements for accepted development

Table 9.3.1.1 Requirements for accepted development

Requirements for accepted development	
General requirements (All lots - Traditional lot, Narrow lot, Row lot and Laneway lot)	
Building height	
RAD1	Building height does not exceed that mapped on Overlay map – Building heights. Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses. Note - The above does not apply to domestic outbuildings. Refer to requirements for Domestic outbuildings in this code~~for requirements~~. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
RAD2	The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ~~the level of~~ natural ground level and transmission and receiving dishes are no larger than 1.2m diameter.

	Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.
Setbacks	
RAD3	Setbacks (excluding built to boundary walls) comply with: a. Emerging community zone: i. Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area ' - Table 9.3.1.6 'Setbacks' ii. Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks' b. General residential zone: i. Coastal communities precinct - Table 9.3.1.3 'Setbacks' ii. Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks' iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks' iv. Urban neighbourhood precinct - Table 9.3.1.6 c. Caboolture West local plan: i. Urban living precinct - Next generation sub-precinct - Table 9.3.1.5 'Setbacks' d. Redcliffe Kippa-Ring local plan: i. Interim residential precinct - Table 9.3.1.3 'Setbacks' **Except for carports** where they: a. are setback a minimum of: i. 5.4m; or ii. if the dwelling was built before 2005, not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having 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; and b. remain open and are not enclosed by walls, screens, doors or the like. 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 **(22)** requires a concurrence agency response from Council. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures. Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.

RAD4	Built to boundary walls ~~are~~: a. ~~provided on lots with a frontage less than 18m~~, If required by an existing approval issued by council, establish in accordance with ~~a~~the plan of development under that existing approval~~approved by council as part of a previous development approval applying to the land or as subsequently amended~~(including any subsequent amendments to that plan of development that are approved by council in writing); OR b. if no approved plan of development applies to the land, only establish on lots having a primary frontage of 18m or less and where permitted in ~~for all other built to boundary walls refer to~~Table 9.3.1.7 'Built to boundary walls'~~(mandatory/optional)~~; c. of a length and height not exceeding that specified in Table 9.3.1.7 'Built to boundary walls'; d. setback from the side boundary: i. ~~not more than 20mm; or~~ ii. if a plan of development ~~shows~~provides for only one built to boundary wall on the one boundary~~,~~ not more than 200mm; or iii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm. e. on the low side of a sloping lot. 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. Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures. 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 **(22)** requires a concurrence agency response from Council. Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot: a. is within 900mm of that boundary; b. is within 1.5m of that boundary and has an opening/window to a habitable room; c. is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.
Site cover	
RAD5	Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed: a. Emerging community zone: • Transition precinct (developed lot) - in accordance with the table below b. General residential zone: • Coastal communities precinct – 50%

- Suburban neighbourhood precinct – 50%
- Next generation neighbourhood precinct – in accordance with the table below
- Urban neighbourhood precinct – in accordance with the table below

c. Caboolture west local plan:

- Urban living precinct - Next generation sub-precinct - in accordance with the table below

d. Redcliffe Kippa-Ring local plan:

- Interim residential precinct - 50%

Building height	Lot Size				
	300m^2 or less	301-400m^2	401-500m^2	501-1000m^2	Greater than 1000m^2
8.5m or less	75%	70%	60%	60%	60%
>8.5m – 12.0m	50%	50%	60%	50%	50%
>12.0m	N/A	N/A	N/A	50%	40%

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A3 and part MP1.2, A3. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.

Car parking

RAD6 Car parking spaces are provided in accordance with the table below.

Location	Minimum number of carspaces to be provided
General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan: • Interim residential precinct	3 per Dwelling house(22)
Emerging community zone: • Transition precinct (developed lot) General residential zone: • Next generation neighbourhood precinct • Urban neighbourhood precinct Caboolture west local plan code:	1 per Dwelling house(22)

	• Urban living precinct - Next generation sub-precinct

Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and par MP1.2, A8. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.

Note - The provision of the third parking space may be provided in tandem on site.

RAD7

Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:

Primary or Secondary frontage	Covered car space opening(s) per street frontage
Greater than 18m	Not specified
~~Greater than~~ 12.5m to 18m	6m wide maximum
Less than 12.5m* ~~or less~~	~~Single storey: 3.0m wide maximum;~~ Single storey dwelling: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 1.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Two storey dwelling: a. 6.0m wide maximum;~~and~~ b. recessed 1.0m behind the front wall or balcony of upper level. Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage. OR For a laneway lot (Single or two storey): no maximum

Note - *For a laneway lot, vehicle access and parking must be provided via the laneway.

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

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (b). Non-compliance with this provision for a Dwelling house(22) on a lot under 450m^2 requires a concurrence agency response from Council.

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) on a lot over 450m^2 requires a concurrence agency response from Council.

Access and driveways

RAD8	~~Crossover widths are a maximum of 40% of the frontage access is being obtained from, or 4.8m whichever is the lesser, or for a laneway lot no maximum.~~ ~~Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.~~ Any new crossovers and driveways or changes to existing crossovers and driveways: a. if there is an approved plan of development, are located in accordance with the plan of development approved by council as part of a development approval or as otherwise amended by council in writing; or b. if no approved plan of development applies to the land, are designed, located and constructed in accordance with Planning scheme policy - Integrated design.
~~RAD9~~	~~Where there is a plan of development, driveway crossovers are located in accordance with a plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing.~~ ~~Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.~~
RAD10	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. Note -This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.
RAD11	Site access and driveways are designed and located in accordance with: a. where for a Council-controlled road, AS/NZS2890.1, section 3; 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, section 62 approval. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
Casual surveillance	
RAD12	The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance. Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage. Note - Refer to Overlay map - Road hierarchy for road classification. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.

RAD13	~~A minimum of one habitable room window having an area of at least 1m^2 on each level overlooks each adjoining public space (street, public open space or laneway).~~ 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 1m^2 or multiple habitable room windows having a combined area of at least 2.5m^2 overlooking each adjoining public space (street, public open space or laneway). Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from council.
Waste	
RAD14	Each dwelling (primary and secondary) includes a bin storage area that: a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from council.
Utilities	
RAD15	The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage where in a reticulated area; c. reticulated water; d. dedicated and constructed road. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from council.
~~Sloping land~~Earthworks	
RAD16	~~Building and lot 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 lot to avoid drainage issues; and~~

d. ~~follow the contour and ensure the height of cut and 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;

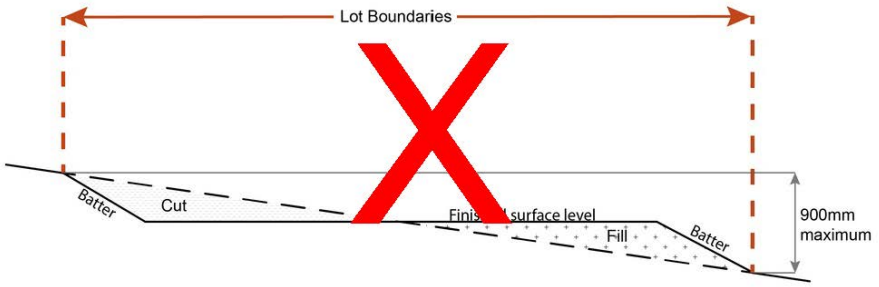
c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;

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:

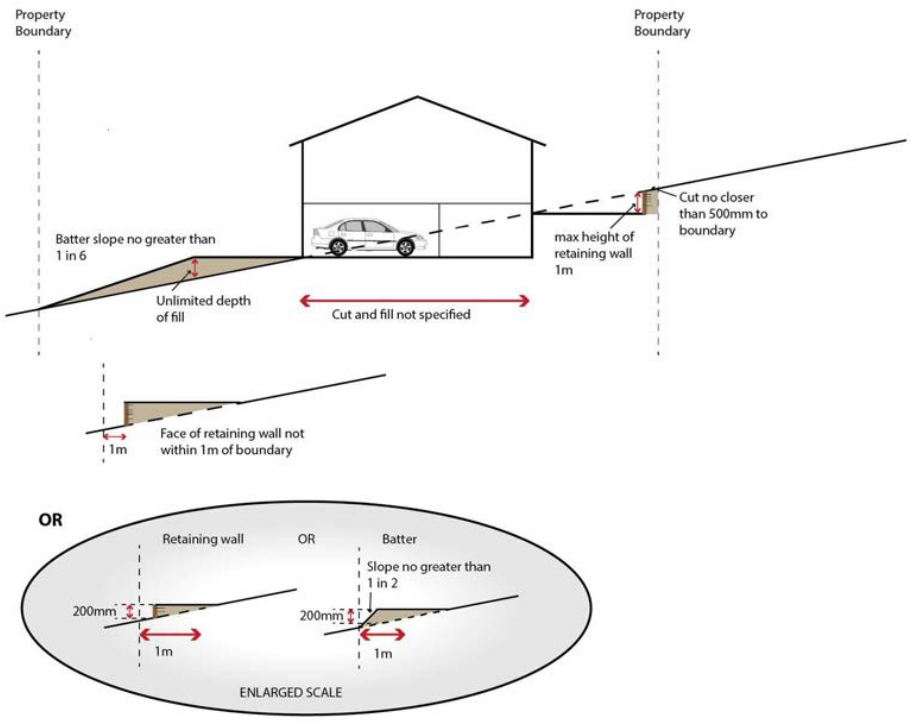
i. the depth of fill within that 1.0m strip does not exceed 200mm relative to natural ground level; or

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

	Figure - Filling or Excavation  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
~~**RAD17**~~	~~Building and lot design on slopes greater than 15% do not include slab on ground.~~ ~~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.~~
Development on a laneway	
RAD18	The Dwelling house(22) (or the primary dwelling where including a secondary dwelling) a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
RAD19	All vehicle access must be via the laneway. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
Secondary dwelling	
RAD20	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. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from council.
RAD21	No more than 1 secondary dwelling is located on an allotment. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
RAD22	The GFA of the secondary dwelling does not exceed ~~:~~55m^2. a. ~~45m^2 GFA for a lot with a primary frontage less than 15m; or~~ b. ~~55m^2 GFA for a lot with a primary frontage of 15m or more.~~ Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
RAD23	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~~is 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 - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council. Note - Refer to Planning scheme policy- Residential design for details and examples.
Domestic outbuildings	
RAD24	Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below:

Size of lot	Maximum 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

b. have a maximum and mean building height as follows:~~of 4m and a mean height not exceeding 3.5m;~~

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;

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.

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.

~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building code of Australia.~~

Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house (22) requires a concurrence agency response from Council.

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(22) requires a concurrence agency response from Council. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).

Values and constraints requirements

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 requirements apply)

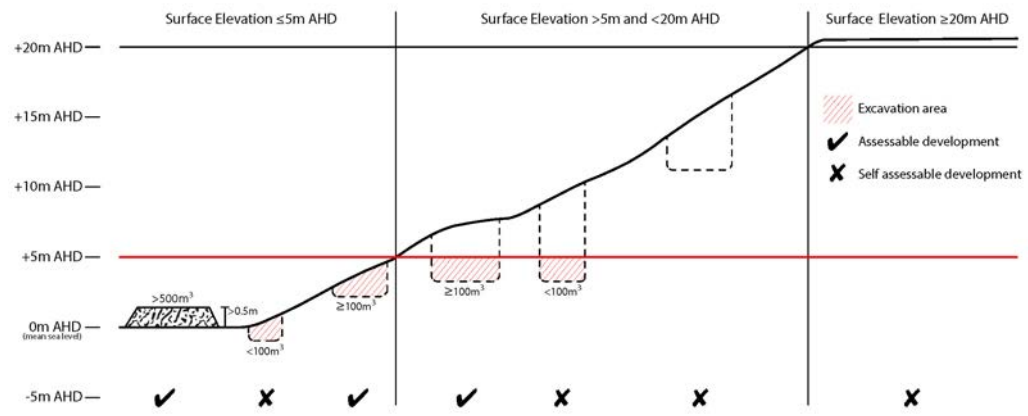
Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.

RAD25

Development does not involve:

a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or

b. filling of land of more than 500m^3 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 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.

RAD26	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 750m^2.

	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.
RAD27	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)	
RAD28	Development does not result in more than one dwelling house[(22)] per lot within separation areas.

RAD29	Development within the separation area does not include the following uses: 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].
RAD30	All habitable rooms within the separation area are: 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.
RAD31	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)	
RAD32	The following uses are not located within the 100m wide transport route buffer: 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].
RAD33	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD34	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD35	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.
RAD36	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD37	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD38	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.
RAD39	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.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) 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.	
RAD40	Development is for the preservation, maintenance, repair and restoration of the site, object or building.

	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. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD41	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. 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.
RAD42	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.
RAD43	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: 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.
RAD44	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373~~-2007~~ - Pruning of ~~A~~amenity ~~T~~trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	

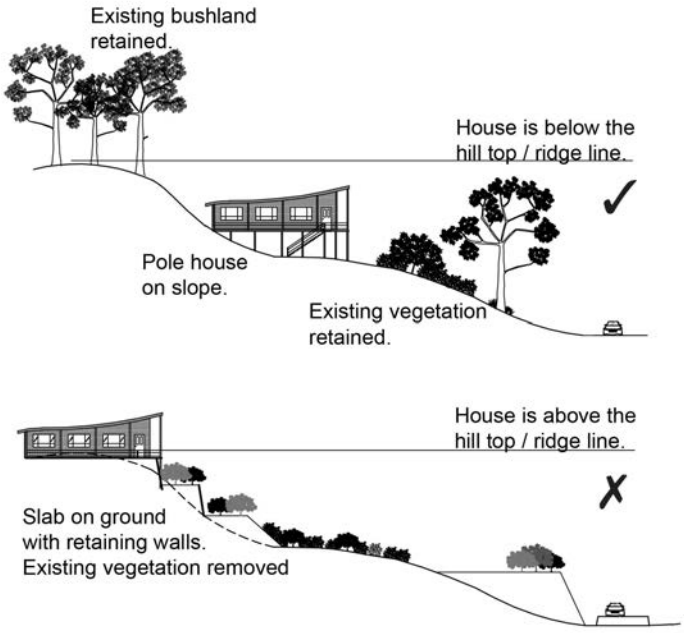
RAD45	Development does not include the following uses within a Wastewater treatment site buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house;(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	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).

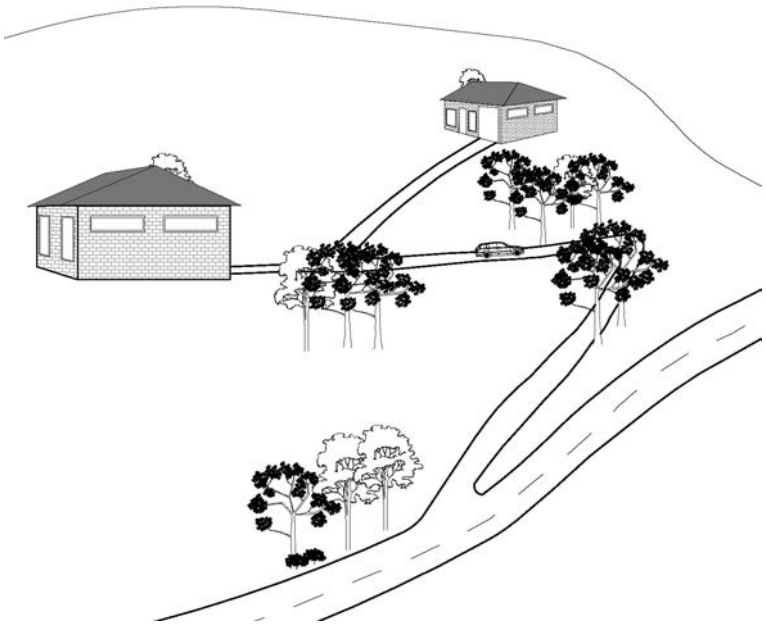
RAD46	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD47	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.

RAD48	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.

RAD49	Development does not include the following uses located within a landfill site buffer:
	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).

RAD50	All habitable rooms located within an Electricity supply substation buffer are: 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.
RAD51	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.
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.	
RAD52	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)	
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 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	

RAD56 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%.

RAD57 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)

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

Part B - 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 B, Table 9.3.1.2 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 9.3.1.2 Criteria for assessable development

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Building height	
PO1 Buildings have a height that: a. is consistent with the intended character of the streetscape, precinct and zone; b. responds to the topographical features of the lot, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape. Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P4 and MP1.2, P4. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E1** Building height does not exceed that mapped on Overlay map – Building heights. Note - Minimum's mapped on Overlay map - Building heights, do not apply to Dwelling houses. Note - The above does not apply to domestic outbuildings. Refer to assessment criteria for Domestic outbuildings for requirements. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.
PO2 Tall structures (e.g. antenna, aerial, chimney, flagpole, receiving dishes or the like) have a height and diameter that: a. is not visually dominant or overbearing with respect to the streetscape and the wider receiving environment; b. does not adversely affect amenity of the area or of adjoining properties.	**E2** The height of tall structures (e.g. antenna, aerial, chimney, flagpole or the like) projects no more than 8.5m above ~~the level of~~ natural ground level and transmission and receiving dishes are no larger than 1.2m diameter. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.
Setbacks	
PO3 Dwelling houses(22) and structures are setback to:	**E3.1** Setbacks comply with:

a. be consistent with the intended character of the streetscape, precinct and zone;

Note - Refer to the overall outcomes for the relevant zone, precinct or sub-precinct to determine the relevant precinct character intended.

b. ensure parked vehicles do not restrict pedestrian and traffic movement and safety;

c. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;

d. maintain the privacy of residents and adjoining properties;

e. limit the length~~,~~ and height ~~and openings~~ of boundary walls to maximise privacy and amenity of residents on adjoining properties;

f. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character or the expected amenity of residents on adjoining properties;

g. maintain private open space areas that are of a size and shape that are~~dimension to be~~ useable and functional ~~spaces.~~; and

h. ensure covered car parking spaces and domestic outbuildings that are visible from the street or public place are of a scale, location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or otherwise negatively impacting the streetscape or adjoining properties.

Editor's note - For example, materials, colours, finishes and roof form are consistent with the existing dwelling.

Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P1 and P2 and MP1.2, P1 and P2.

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

Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.

a. Emerging community zone:

   i. Transition precinct (developed lot) Morayfield South urban area identified in 'Figure 9.3.1.1 Morayfield South - Urban area ' - Table 9.3.1.6 'Setbacks'

   ii. Transition precinct (developed lot) all other areas - Table 9.3.1.5 'Setbacks'

b. General residential zone:

   i. Coastal communities precinct - Table 9.3.1.3 'Setbacks'

   ii. Suburban neighbourhood precinct - Table 9.3.1.4 'Setbacks'

   iii. Next generation neighbourhood precinct - Table 9.3.1.5 'Setbacks'

   iv. Urban neighbourhood precinct - Table 9.3.1.6 'Setbacks'

c. Caboolture West local plan:

   i. Urban living precinct - Next generation sub-precinct - Table 9.3.1.5 'Setbacks'

d. Redcliffe Kippa-Ring local plan:

   i. Interim residential precinct - Setbacks

Except for carports where they:

a. Are set back a minimum of:

   i. 5.4m; or

   ii. if the dwelling was built before 2005, not less than the setback to an existing lawfully constructed carport or garage on an adjoining lot having 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; and

b. Remain open and are not enclosed by walls, screens, doors or the like.

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[22] requires a concurrence agency response from Council.Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).

	Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures. Editor's note - The location and design of the Dwelling house, specifically garages and covered car parking spaces are to ensure the design and location of any resultant driveways and crossovers are able to comply with relevant criteria of Planning scheme policy - Integrated design (Appendix A) for Driveways, Vehicle and Pedestrian Crossover.
	E3.2 Built to boundary walls ~~are~~: a. ~~provided on lots with a frontage less than 18m~~, If required by an existing approval issued by council, establish in accordance with ~~a~~the plan of development under that existing approval~~approved by council as part of a previous development approval applying to the land or as subsequently amended~~(including any subsequent amendments to that plan of development that are approved by council in writing); OR b. if no approved plan of development applies to the land, only establish on lots having a primary frontage of 18m or less and where permitted in ~~for all other built to boundary walls refer to~~Table 9.3.1.7 'Built to boundary walls'~~(mandatory/optional)~~; c. of a length and height not exceeding that specified in Table 9.3.1.7 'Built to boundary walls'; d. setback from the side boundary: i. ~~not more than 20mm; or~~ ii. if a plan of development ~~shows~~provides for only one built to boundary wall on the one boundary, not more than 200mm; or iii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm. e. on the low side of a sloping lot. 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. Note - The above setbacks apply only to Class 1a and Class 10a buildings/structures.

	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[22] requires a concurrence agency response from Council. Editor's note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot: a. is within 900mm of that boundary; b. is within 1.5m of that boundary and has an opening/window to a habitable room; c. is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.
Site cover	
PO4 Dwelling houses[22] and structures will ensure that site cover: a. provides open areas around buildings for useable and functional private open space; b. ensures that buildings and structures are consistent with the intended character of the area; c. does not result in other elements of the site being compromised (e.g. setbacks, open space etc). Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P3 and MP1.2, P3. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E4** Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed: a. Emerging community zone: • Transition precinct (developed lot) - in accordance with the table below b. General residential zone: • Coastal communities precinct – 50% • Suburban neighbourhood precinct – 50% • Next generation neighbourhood precinct – in accordance with the table below • Urban neighbourhood precinct – in accordance with the table below c. Caboolture west local plan: • Urban living precinct - Next generation sub-precinct - in accordance with the table below d. Redcliffe Kippa-Ring local plan: • Interim residential precinct - 50% **Building height** | **Lot Size**

	<table><tr><th></th><th>300m² or less</th><th>301-400m²</th><th>401-500m²</th><th>501-1000m²</th><th>Greater than 1000m²</th></tr><tr><td>8.5m or less</td><td>75%</td><td>70%</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></tr><tr><td>>12.0m</td><td>N/A</td><td>N/A</td><td>N/A</td><td>50%</td><td>40%</td></tr></table> Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A3 and part MP1.2, A3. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
Private open space	
PO5 Dwellings are provided with private open space that is: a. of a size and dimension to be useable and functional; b. directly accessible from the dwelling; c. located so that residents and neighbouring properties experience a suitable level of residential amenity; d. free of objects or structures that reduce or limit functionality. Note - Dwelling houses(22) adjoining an arterial or sub-arterial road must not locate private open space areas adjoining or within the setback to that road. Refer to Overlay map - Road hierarchy for road classifications. 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. Note - Private open space areas may be included within an unenclosed living structure (e.g. patio). Note - This is a qualitative standard that relates to the amenity and aesthetic impacts of the building or structure.	No example provided.
Car parking	
PO6 Car parking is provided on-site that provides for the number and type of vehicles anticipated to access the lot and ensures a surplus of car parking is avoided. Note - This is a qualitative statement that is an alternative provision to the QDC, part MP1.1, P8 and MP1.2, P8.	**E6** Car parking spaces are provided in accordance with the table below. <table><tr><th>Location</th><th>Minimum number of car spaces to be provided</th></tr></table>

	General residential zone: • Coastal communities precinct • Suburban neighbourhood precinct Redcliffe Kippa-Ring local plan: • Interim residential precinct 3 per Dwelling house[22]
	Emerging community zone: • Transition precinct (developed lot) General residential zone: • Next generation neighbourhood precinct • Urban neighbourhood precinct Caboolture west local plan code: • Urban living precinct - Next generation sub-precinct 1 per Dwelling house[22]

Note - Does not include the parking of Heavy Vehicles or Heavy Machinery.

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A8 and par MP1.2, A8. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from Council.

Note - The provision of the third parking space may be provided in tandem on site.

PO7

Garages and carports facing a street are designed to:

a. not dominate the street frontage;

b. maintain active frontages and opportunities for surveillance from within the dwelling;

c. contribute to the intended character of the streetscape~~;~~.

d. ~~be separated to facilitate on street parking.~~

E7

Garage and carport openings, where located within 20m of the site frontage, are in accordance with the table below:

Primary or Secondary frontage	Covered car space opening(s) per street frontage
Greater than 18m	Not specified
~~Greater than~~ 12.5m to 18m	6m wide maximum
Less than 12.5m* ~~or less1~~	~~Single storey: 3.0m wide maximum;~~

Note - This is a qualitative standard that is an alternative provision to the QDC, part MP1.1, P1. Note - This is a qualitative standard that relates to the amenity and aesthetic impacts of the building or structure. Note - Refer to Planning scheme policy - Residential design for details and examples.	Single storey dwelling: a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: i. at least 1.0m behind the main building line; or ii. at least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Two storey dwelling: a. 6.0m wide maximum; ~~and~~ b. recessed 1.0m behind the front wall or balcony of upper level. Editor's note - Front wall is to have a minimum length of 40% of the adjoining frontage. OR For a laneway lot (Single or two storey): no maximum Note - *For a laneway lot, vehicle access and parking must be provided via the laneway. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - For a Dwelling house on a lot under 450m^2, this is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (b). Non-compliance with this provision requires a concurrence agency response from Council. Note - For a Dwelling house on a lot of 450m^2 or more, this is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision requires a concurrence agency response from Council.
Access and driveways	
PO8 Driveways, pedestrian entries and internal access ways are designed to: a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. provide a safe pedestrian environment; d. not result in excessive crossovers and hardstand areas;	**E8.1** ~~Crossover widths are a maximum of 40% of the frontage access is being obtained from, or 4.8m whichever is the lesser, or for a laneway lot no maximum.~~ Crossovers and driveways are designed, located and constructed in accordance with Planning scheme policy - Integrated design. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from council.

e. allows adequate space for on-street parking; f. allows adequate space for street planting and street trees; g. allow adequate space for garbage collection and the location of street infrastructure. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E8.2** Where there is a plan of development, driveway crossovers are located in accordance with a plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from council. **E8.3** Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
PO9 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. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	No example provided.
PO10 Site access and driveways are designed and located in accordance with: a. where for a Council-controlled road, AS/NZS2890.1~~,~~Parking facilities Part 1: Off-street car parking~~section 3~~; b. where for a State-controlled road, the Safe Intersection Sight Distance requirements in Aust~~R~~roads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act, section 62 approval. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	No example provided.
Screening – fences	
PO11	No example provided.

Fencing and screening complements the streetscape character, contributes to privacy while maintaining surveillance between buildings and public spaces. 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. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Note - Refer to Planning scheme policy - Residential design for details and examples.	
Casual surveillance	
PO12 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: a. incorporating habitable room windows and balconies that overlook public spaces including secondary frontages; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage. Note - Dwelling houses[(22)] adjoining an arterial or sub-arterial road must address the arterial or sub-arterial road. Refer to Overlay map - Road hierarchy for road classifications. Note - Refer to State Government standards for CPTED. Note - Ground level dwellings at the front of the lot have individual access points to the street. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E12.1** The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s) and pedestrian entrance. Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage. Note - Refer to Overlay map - Road hierarchy for road classification. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[(22)] requires a concurrence agency response from council. Note - Refer to Planning scheme policy - Residential design for details and examples. **E12.2** ~~A minimum of one habitable room window having an area of at least 1m^2 on each level overlooks each adjoining public space (street, public open space or laneway).~~ 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 1m^2 or multiple habitable room windows having a combined area of at least 2.5m^2 overlooking each adjoining public space (street, public open space or laneway). Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[(22)] requires a concurrence agency response from council.

Waste	
PO13 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E13** Each dwelling (primary and secondary) includes a bin storage area that: a. is not visible from public areas or screened from public areas; b. is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has access to the collection point without going through a dwelling (excluding a garage). Note - Refer to Planning scheme policy - Residential design for details and examples. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[(22)] requires a concurrence agency response from council.
PO14 Waste storage areas are: a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Utilities	
PO15 The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage; c. reticulated water; d. dedicated and constructed road.	**E15** The dwelling is connected to: a. an existing reticulated electricity supply; b. reticulated sewerage where in a reticulated area; c. reticulated water; d. dedicated and constructed road.

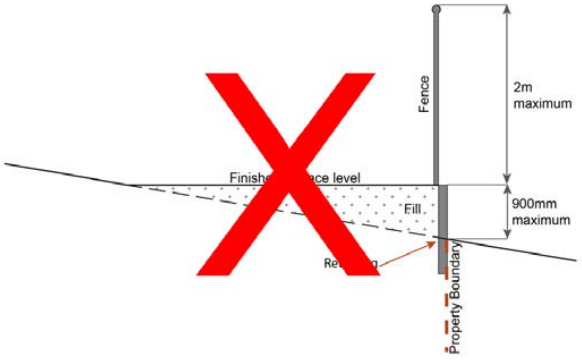
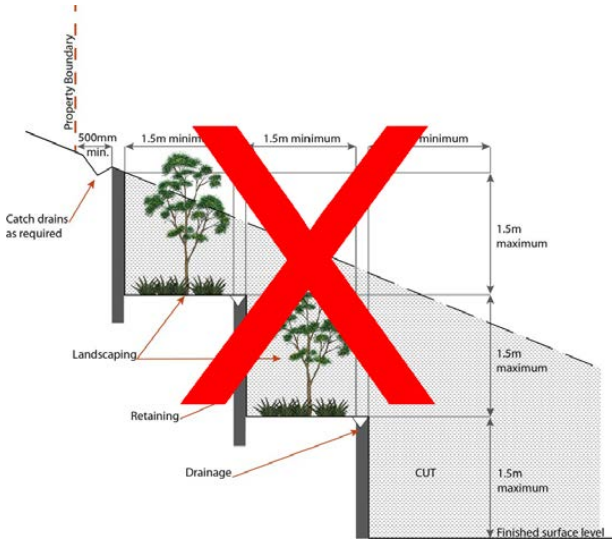
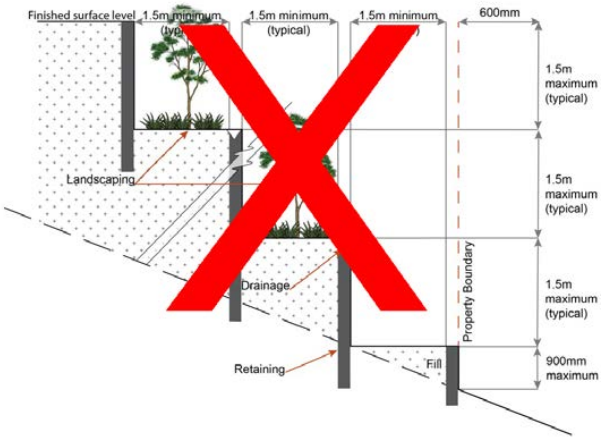
Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[22] requires a concurrence agency response from council.
~~Sloping land~~Earthworks	
~~PO16~~ ~~All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.~~ ~~Note - Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.~~	**~~E16~~** ~~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



~~Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.~~

PO17

~~Development is designed to respond to sloping topography in the sitting, design and form of buildings and structures by:~~ Any filling or excavation associated with a dwelling house:

a. ~~minimising overuse of~~minimises cut and fill ~~to create single flat pads and benching~~ by responding to the natural topography of the site;

b. avoids~~ingexpanses 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;~~ provides a positive interface with the streetscape and avoids expanses of retaining walls;

d. protects~~ing~~ the amenity and privacy of adjoining properties.

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.

~~**E17.1**~~

~~Building and lot design on slopes between 10% and 15% must:~~

a. ~~avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction;~~

b. ~~have built to boundary walls on the low side of the lot to avoid drainage issues.~~

~~Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.~~

~~**E17.2**~~

~~New buildings on land with a slope greater than 15% do not have slab on ground construction.~~

~~Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.~~

E

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. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.
Development on a laneway	
PO18 Where a lot has a non-laneway frontage, the dwelling is designed and orientated towards the non-laneway frontage e.g. Street or park) and incorporates design elements to address and activate the non-laneway frontage (e.g. front door, windows, low front fencing (if any) with a gate etc). Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E18** The Dwelling house(22) (or the primary dwelling where including a secondary dwelling) a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council.
PO19 All vehicle access must be via the laneway. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	No example provided.
PO20 Dwelling houses(22) on laneways contribute to the streetscape by: a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane;	No example provided.

b. maximising security and amenity; c. including landscaping that: i. does not provide areas of concealment; ii. breaks up the dominance of garages and vehicle parking; iii. delineates the boundaries between lots. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	
Secondary dwelling	
PO21 Secondary dwellings: a. are subordinate and ancillary to the primary dwelling in size and function; b. have a GFA that does not exceed ~~:~~55m^2; i. ~~45m^2 for a lot with a primary frontage less than 15m; or~~ ii. ~~55m^2 for a lot with a primary frontage of 15m or more.~~ c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the Dwelling house(22) and secondary dwelling on the lot. Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E21.1** 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. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from council. **E21.2** No more than 1 secondary dwelling is located on an allotment. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house(22) requires a concurrence agency response from Council. **E21.3** The GFA of the secondary dwelling does not exceed ~~:~~55m^2.

	a. ~~45m² GFA for a lot with a primary frontage less than 15m; or~~ b. ~~55m² GFA for a lot with a primary frontage of 15m or more.~~ Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house **(22)** requires a concurrence agency response from Council.
	E21.4 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~~ is to be co-located with the parking space(s) for the primary dwelling to appear as a single dwelling from the street. Note - This does not apply to corner lots. Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house **(22)** requires a concurrence agency response from Council. Note - Refer to Planning scheme policy- Residential design for details and examples.
Domestic outbuildings	
PO22 Domestic outbuildings and car ports ~~are~~: a. are of a height that does not negatively impact the visual amenity of adjoining properties; b. where visible from the street or public place are of a scale, location and built form that is consistent with the existing streetscape and character of the precinct and avoids dominating or otherwise negatively impacting the streetscape or adjoining properties. c. ~~located on-site to not dominate the streetscape.~~ ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~ Note - This is a qualitative standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation.	**E22** Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below: | Size of lot	Maximum roofed area | |---|---| | Less than 600m² | 50m² | | 600m² - 1000m² | 70m² | | >1000m² – 2000m² | 80m² | | Greater than 2000m² | 150m² | b. have a maximum and mean building height as follows:~~of 4m and a mean height not exceeding 3.5m;~~ 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; 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. 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. ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~ Note - This is a quantifiable standard that relates to matters identified in Schedule 9, Part 3, Division 2, Table of Regulation. Non-compliance with this provision for a Dwelling house[(22)] requires a concurrence agency response from Council. Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A4 and part MP1.2, A4. Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council. 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 houserequires a concurrence agency response from Council. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
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.	
PO23 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;	**E23** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	
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	
PO24 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.

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.	
PO25 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	
PO26 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO27 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: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;	No example provided.

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.	
PO28 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: 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	
PO29 Development does not: 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	
PO30 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: 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.
PO31 Development minimises adverse impacts of stormwater run-off on water quality by: 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	

PO32 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO33 Development minimises potential adverse 'edge effects' on ecological values by: 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. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO34 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: 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	
PO35 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	No example provided.

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.	
PO36 Development does not increase the number of people living in the Extractive Resources separation area.	**E36** One dwelling house[22] permitted per lot within separation area.
PO37 Development: 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.	**E37** Development within the separation area does not include the following activities: 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].
PO38 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.	**E38** All habitable rooms within the separation area are: 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.
PO39 Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.	**E39** Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO40 Development: a. does not increase in the number of people living in close proximity to a transport route and being	**E40** The following uses are not located within the 100m wide transport route buffer:

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: 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.	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].
PO41 Development: 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.	**E41.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E41.2** 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 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.	
PO42 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;	**E42** 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

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.	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.
PO43 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.
PO44 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.
PO45 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**E45** Development does: 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)	
PO46	**E46**

Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.	The following uses are not located within a wastewater treatment site buffer:
	
	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).

PO47 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: 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;	**E47** Development: 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.
PO48 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E48** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO49 Development within the Gas pipeline buffer: 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. Editor's note - The *Petroleum and Gas (Production and Safety) Act 2004* (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.	**E49** Development does not involve the construction of any buildings or structures within the Gas pipeline buffer. Editor's note - The *Petroleum and Gas (Production and Safety) Act 2004* (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.

PO50
 	
Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.
	E50
	
	The following uses are not located within a Landfill buffer:
	
	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).

PO51 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. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E51** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation(80)are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO52 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. 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. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No example provided.
PO53	**E53**

Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: 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.	Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO54 Development: 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.
PO55 Development: 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. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**E55** No example provided.
PO56 Development does not: 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	No example provided.

premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	
PO57 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.	**E57** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO58 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.	**E58** 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.
PO59 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E59.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E59.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO60 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: 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.	No example provided.

Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park[57]	
PO61 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E61** 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.
Riparian and wetland setbacks	
PO62 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: 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.	**E62** Development does not 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 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)	
PO63 Development: 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	**E63** Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not: 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.

<table>
<tr><td>the scenic and visual qualities present in the environment.</td><td></td></tr>
<tr><td>PO64

Development:

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.</td><td>E64

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 900mm in height.</td></tr>
<tr><td rowspan="2">PO65

Buildings and structures incorporate colours and finishes that:

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.</td><td>E65.1

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

<table><tr><th colspan="3">Colours from Australian Standard AS2700s – 1996</th></tr><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></table></td></tr>
<tr><td>E65.2

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%.</td></tr>
<tr><td>PO66

Landscaping</td><td>E66

Where located in the Locally Important (Coast) scenic amenity overlay:</td></tr>
</table>

a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; Fences and walls: 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. Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements. Vegetation that contributes to bayside character and identity are: a. retained; b. protected from development diminishing their significance.	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: 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.

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 assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Setback Tables

Table 9.3.1.3 Setbacks

Coastal communities precinct and Redcliffe Kippa-Ring local plan - Interim residential precinct										
Height of wall	**Frontage Primary**			**Frontage Secondary to street**			**Frontage Secondary to lane**	**Side To OMP and wall**	**Rear To OMP and wall**	**~~Canal~~ Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings** ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings** ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 6m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	~~As per QDC~~ *Refer to standard*	~~As per QDC~~ *Refer to standard*	Min 4.5m

								as in QDC	as in QDC	
4.5m to 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	As per QDC Refer to standard as in QDC	As per QDC Refer to standard as in QDC	Min 4.5m
Greater than 8.5m	Min 6m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	As per QDC Refer to standard as in QDC	As per QDC Refer to standard as in QDC	Min 4.5m

Table 9.3.1.4 Setbacks

General residential zone - Suburban neighbourhood precinct and Township zone - Residential precinct										
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**	**Canal Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings** Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings** Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 4.5m	Min 3m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 0.5	As per QDC Refer to standard as in QDC	As per QDC Refer to standard as in QDC	Min 4.5m
4.5m to 8.5m	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5	As per QDC Refer to standard as in QDC	As per QDC Refer to standard as in QDC	Min 4.5m
Greater than 8.5.	Min 4.5m	Min 3m	N/A	Min 3m	Min 2m	N/A	Min 0.5	As per QDC Refer to standard as in QDC	As per QDC Refer to standard as in QDC	Min 4.5m

Table 9.3.1.5 Setbacks

Emerging community zone - Transition precinct (developed lot), General residential zone - Next generation neighbourhood precinct and Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct)										
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**	**~~Canal~~ Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car parking space and domestic outbuildings** ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~	**To wall**	**To OMP**	**To covered car parking space and domestic outbuildings** ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~	**To OMP, wall and covered car parking space**			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m*	Min 2m	Min 1m	Min 5.4m*	Min 0.5	~~As per QDC~~ *Refer to standard as in QDC*	~~As per QDC~~ *Refer to standard as in QDC*	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5	~~As per QDC~~ *Refer to standard as in QDC*	~~As per QDC~~ *Refer to standard as in QDC*	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	~~As per QDC~~ *Refer to standard as in QDC*	~~As per QDC~~ *Refer to standard as in QDC*	Min 4.5m

*Note - The minimum setback to covered car parking spaces may be reduced to 4.5m where:

i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;

ii. the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Table 9.3.1.6 Setbacks

General residential zone - Urban neighbourhood precinct, and Emerging community zone - Transition precinct (developed lot) and identified in the Morayfield South urban area on Figure 9.3.1.1										
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**	**~~Canal~~ Trafficable water body To OMP and wall**
	To wall	**To OMP**	**To covered car**	**To wall**	**To OMP**	**To covered car parking space**	**To OMP, wall and covered car parking spaces**			

			parking space and domestic outbuildings ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~			and domestic outbuildings ~~Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.~~				
Less than4.5m	Min 1m	Min 1m	Min 5.4m	Min 1m	Min 1m	Min 5.4m	Min 0.5	~~As per QDC~~ *Refer to standard as in QDC*	~~As per QDC~~ *Refer to standard as in QDC*	Min 4.5m
4.5 to 8.5m	Min 1m	Min 1m	N/A	Min 1m	Min 1m	N/A	Min 0.5	~~As per QDC~~ *Refer to standard as in QDC*	~~As per QDC~~ *Refer to standard as in QDC*	Min 4.5m
Greater than 8.5m	Min 5m	Min 3m	N/A	Min 2m	Min 1m	N/A	Min 0.5	~~As per QDC~~ *Refer to standard as in QDC*	~~As per QDC~~ *Refer to standard as in QDC*	Min 4.5m

Table 9.3.1.7 Built to boundary walls

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall		
		General residential zone: • **Coastal communities precinct** • **Suburban neighbourhood precinct** **Redcliffe Kippa-Ring local plan:** • **Interim residential precinct**	**Emerging community zone:** • **Transition precinct (Developed lot)** **General residential zone:** • **Next generation neighbourhood precinct** **Caboolture West local plan:** • **Urban living precinct (Next generation sub-precinct)**	**Emerging community zone:** • **Transition precinct (Developed lot) if within the Morayfield South urban area on Figure 9.3.1.1** **General residential zone:** • **Urban neighbourhood precinct**
7.5m or less	Mandatory - both sides unless a corner lot	Not permitted*	Max Length: 80% of the length of the boundary Max Height: 7.5m	Max Length: 80% of the length of the boundary Max Height: 8.5m
More than 7.5m to 12.5m	Mandatory - one side	Not permitted*	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	Max Length: 70% of the length of the boundary Max Height: 10.5m

More 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. Not permitted - Otherwise	Not permitted*	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m
Greater than 18m	Not permitted*	Not permitted*	Not permitted*	Not permitted*

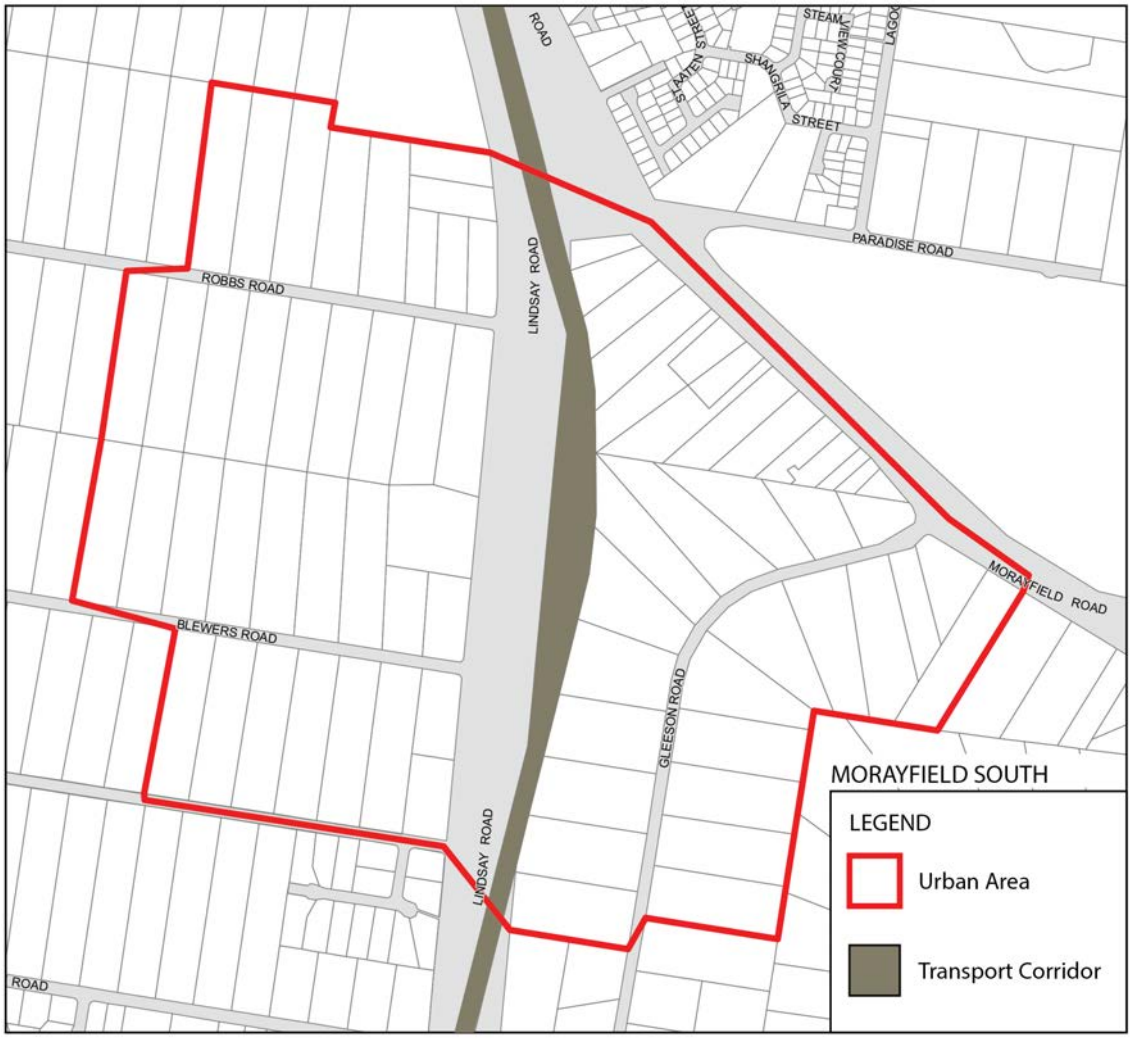
Note -The above setbacks apply only to Class 1a and Class 10a buildings/structures.

Note - Max Length includes the length of walls of any other buildings on the same boundary. e.g. detached garage, carport or shed.

Note - For the maximum height of domestic outbuildings refer to the examples that achieve aspects of the performance outcomes for building height and domestic outbuildings.

*Note - Built to boundary walls are not permitted, however, reduced side and rear boundary clearances may be permitted as prescribed (e.g. QDC).

Figure 9.3.1.1 Morayfield South - Urban area



9.3.2 Residential uses code

9.3.2.1 Application

This code applies to undertaking development for residential uses, such as:

- Dual occupancy(21)
- Multiple dwelling(49)
- Relocatable home park(62)
- Residential care facility(65)
- Retirement facility(67)
- Rooming accommodation(69)
- Short-term accommodation(77)
- Tourist park(84)

If:

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

For accepted development subject to requirements or assessable for this code in Part 5:

1. Part A of the code applies only to accepted development subject to requirements for Dual occupancies(21);
2. Part B of the code applies only to accepted development subject to requirements for ~~Multiple dwellings~~(49)Residential uses other than a Dual occupancy;
3. Part C of the code applies only to assessable development.

9.3.2.2 Purpose:

1. The purpose of the Residential uses code is to guide the development of the following range of housing choices to ensure that residential development creates pleasant, safe and attractive living environments that are sympathetic to the precinct character:
    a. Dual occupancy(21)
    b. Multiple dwelling(49)
    c. Relocatable home park(62)
    d. Residential care facility(65)
    e. Retirement facility(67)
    f. Rooming accommodation(69)
    g. Short-term accommodation(77)
    h. Tourist park(84)

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

   a. Residential buildings support housing diversity to meet the needs of existing and future residents within the region.

   b. Residential buildings are of a scale, density and design that respect the character of the zone, precinct and streetscape.

      Editor's note - Refer to the relevant precinct, zone or local plan code for further information.

   c. Residential buildings are designed and oriented to the street to provide surveillance to the streetscape.

   d. Residential buildings have a high standard of built form and landscaping, are designed to add visual interest and enhance the local streetscape.

   e. Residential uses are designed to facilitate a high level of residential amenity, privacy and safety to residents, adjoining properties and the wider community.

   f. Residential uses provide safe and clearly defined pedestrian movement and vehicular access to, from and within the premises.

   g. Subtropical design standards are incorporated into the design, siting and orientation of development.

   h. Residential uses provide attractive and useable open space areas, either private open space or communal open space and facilities that meet the needs of residents and users.

   i. Residential buildings are provided with infrastructure and services at a level suitable for the area.

   j. Community residences**(16)**, Rooming accommodation**(69)**, Relocatable home parks**(62)**, Residential care facilities**(65)**, Retirement facilities**(67)**, Short-term accommodation**(77)** and Tourist parks**(84)** are located having good and proximate access to services and facilities required to support the needs of residents' and travellers' and are designed to provide a high standard living environment.

   k. Residential development is responsive to the lot shape, dimensions and topographic features.

   l. Residential uses are designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:

      i. minimising overuse of cut and fill to create single flat pads and benching;

      ii. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;

      iii. minimising any impact on the landscape character of the Residential zone;

      iv. protecting the amenity and visual impact of any cut and fill on adjoining properties;

      v. ensuring short and long-term slope stability;

      vi. ensuring that all necessary maintenance is achievable.

   m. The built form of townhouse style developments (managed communities including; Retirement facility**(67)**, Residential care facility**(65)**, Relocatable home parks**(62)**) are designed and oriented to integrate with the surrounding neighbourhood.

Note - The various housing typologies anticipated to occur within the Region are defined, described and illustrated in Planning scheme policy - Residential design.

9.3.2.2 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 9.3.2.1 or Part B, Table 9.3.2.2, 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.

9.3.2.2.1 Dual occupancy(21)

Requirements for accepted development (RAD)	Corresponding PO
RAD1	PO2
RAD2	PO4
RAD3	PO5
RAD4	PO8
RAD5	PO8
RAD6	PO8
RAD7	PO11
RAD8	PO13
RAD9	PO13
RAD10	PO13
RAD11	PO14
RAD12	PO15
RAD13	PO15
RAD14	PO21, PO22
RAD15	PO25
RAD16	PO25
RAD17	PO26
RAD18	PO27

9.3.2.2.2 Residential uses other than a Dual occupancy ~~Multiple dwellings~~(49)

Requirements for accepted development (RAD)	Code assessable corresponding PO
RAD1	PO2
RAD2	PO4
RAD3	PO5
RAD4	PO5, PO6
RAD5	PO8
RAD6	PO8
RAD7	PO8

RAD8	PO10
RAD9	PO11
RAD10	PO13
RAD11	PO13
RAD12	PO14
RAD13	PO15
RAD14	PO15
RAD15	PO21, PO22
RAD16	PO25
RAD17	PO25

Part A - Requirements for accepted development - Dual Occupancies(21)

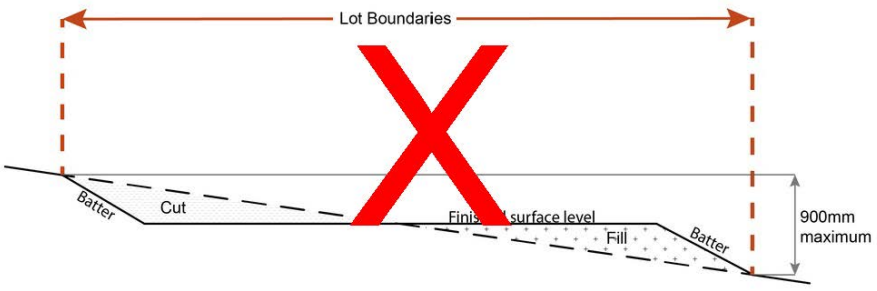
Table 9.3.2.1 Requirements for accepted development - Dual occupanciesDual occupancy - Premises containing two dwellings, each for a separate household and consisting of: - a single lot, where neither dwelling is a secondary dwelling - two lots sharing common property where one dwelling is located on each lot.

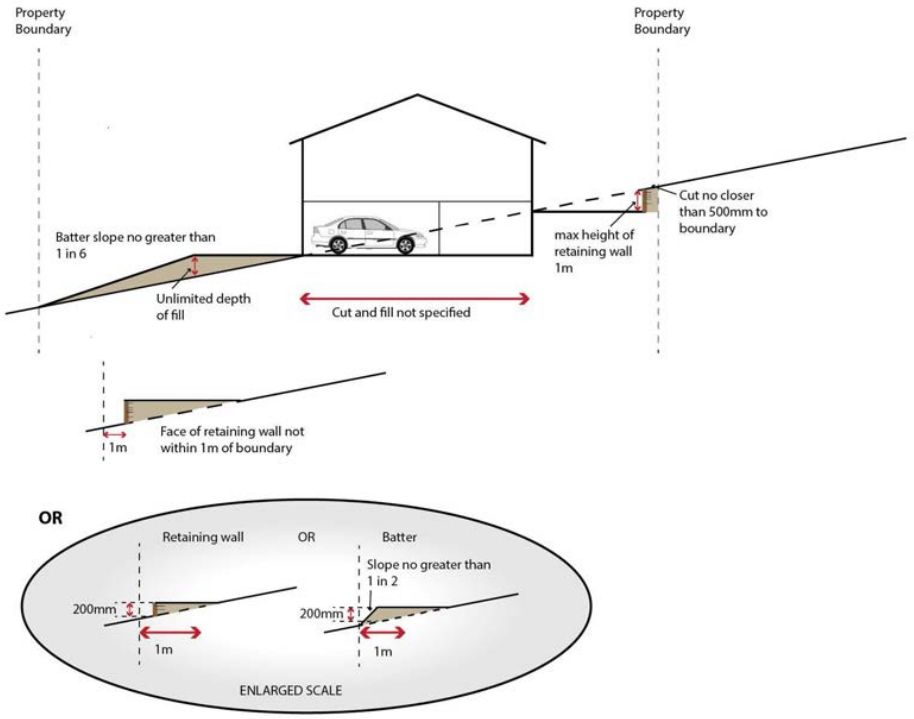
<table>
<tr><th colspan="2">Requirements for accepted development</th></tr>
<tr><th colspan="2">General requirements</th></tr>
<tr><th colspan="2">Dual occupancy(21)</th></tr>
<tr><th colspan="2">Private open space</th></tr>
<tr><td>RAD1</td><td>Each dwelling has a clearly defined, private outdoor living space that:
a. is as per the table below;

<table>
<tr><th>Use</th><th>Minimum Area in 1 location</th><th>Minimum Dimension in all directions</th></tr>
<tr><td colspan="3">Ground ~~level~~floor dwellings</td></tr>
<tr><td>All dwelling types</td><td>12m^2</td><td>2.4m</td></tr>
<tr><td colspan="3">Above ground floor~~level~~ dwellings</td></tr>
<tr><td>1 bedroom, studio, rooming unit</td><td>8m²</td><td>1.5m</td></tr>
<tr><td>2 bedrooms or more bedrooms</td><td>12m²</td><td>2.4m</td></tr>
</table>
b. is accessed from a living area;
c. ~~for ground floor open space~~if private open space is located on the ground floor:
i. it is screened for privacy from adjoining dwellings;
ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback;</td></tr>
</table>

	d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street; e. is clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures). Note - Areas for clothes drying are not to be visible from the street. Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan. Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Refer to Planning scheme policy - Residential design for details and examples.
Car parking	
RAD2	Car parking spaces are provided in accordance with: a. Emerging community zone: i. Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)' b. General residential zone i. Next generation neighbourhood - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)' ii. Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'
RAD3	Garages and car ports have a combined opening no greater than 6m wide per street frontage. Note - Refer to Planning scheme policy - Residential design for details and examples.
Access and driveways	
RAD4	Development provides: a. For individual driveways, a maximum crossover width of 4m; or ~~for a shared driveway~~ For a shared driveway a maximum crossover width of 5m; b. a maximum of one driveway per street frontage; or where more than 1 driveway per street frontage, driveways are to be at least 12m apart to allow for on-street parking and street trees. Note - Refer to ~~Planning scheme policy - Integrated design or~~ Planning scheme policy - Residential design for details and examples.

	Note - Laneway development provides access from the lane only in accordance with laneway development provisions RAD17-RAD18.
RAD5	Development provides vehicular crossovers complying with Planning scheme policy - Integrated design.
RAD6	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
Screening – fences	
RAD7	Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is: i. no less than 0% transparent and does not exceed 1.2 metres in height; or ii. no less than 50% transparent and does not exceed 1.5 metres in height; or iii. no less than 85% transparent and does not exceed 1.8 metres in height Note - Refer to Planning scheme policy - Residential design for details and examples.
Building appearance	
RAD8	Where adjoining a street frontage all garages or car ports are setback a minimum of 1.0m behind the main face of the dwelling. Note - Refer to Planning scheme policy - Residential design for details and examples.
RAD9	Private open spaces are screened from the other dwelling with an opaque 1.8m high fence.
RAD10	Domestic outbuildings are located behind the main building line.
Privacy	
RAD11	Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot are screened or have a sill height of 1.5m or greater or opaque glazing is used.
Casual surveillance	
RAD12	~~A minimum of one habitable room window having an area of at least 1m^2 on each level overlooks each adjoining public space (street, public open space or laneway).~~ 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 1m^2 or multiple habitable room windows having a combined area of at least 2.5m^2 overlooking each adjoining public space (street, public open space or laneway).
RAD13	Where the lot is a corner lot, each dwelling is oriented to address a separate street frontage. Note - Refer to Planning scheme policy - Residential design for details and examples.
Waste	
RAD14	Each dwelling includes a garbage bin utility area that:

	a. is not visible from public areas or is screened from public areas; b. is not located in primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages). Note - Refer to Planning scheme policy - Residential design and Planning scheme policy - Waste for details and examples.
~~Sloping land~~**Earthworks**	
RAD15	~~Building and lot 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 lot to avoid drainage issues; and~~ d. ~~follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.~~ **Figure - Cut and fill**  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.

	THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT **Figure - Filling or Excavation**  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 requires a concurrence agency response from Council.
~~**RAD16**~~	~~Building and lot design on slopes greater than 15% do not include slab on ground.~~
Development on a laneway	
RAD17	At least one dwelling of the Dual occupancy[21]: a. faces the non-laneway frontage; b. has its main pedestrian entrance (front door) from the non-laneway frontage.
RAD18	All vehicle access must be via the laneway.

Part B - Requirements for accepted development - ~~Multiple Dwelling~~[49] Residential uses other than a Dual occupancy

Requirements for accepted development - ~~Multiple Dwellings~~ Residential uses other than a Dual occupancy

Table 9.3.2.2

Requirements for accepted development
General requirements
Multiple Dwelling[49] (Terrace or Row housing, Low rise apartment or Plex)
Private open space

RAD1

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

a. is as per the table below:

Use	Minimum area in 1 location	Minimum dimension in all directions
Ground ~~level~~floor dwellings		
All dwelling types	12m^2	2.4m
Above ground-~~level~~floor dwellings		
1 bedroom, studio, rooming unit	8m²	1.5m
2 bedrooms or more	12m²	2.4m

b. is accessed from a living area;

c. ~~for ground floor open space~~if private open space is located on the ground floor:

i. it is screened for privacy from adjoining dwellings;

ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback;

d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street;

e. is clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).

Note - Areas for clothes drying are not to be visible from the street.

Note - Utility areas (e.g. driveways, air-conditioning units, water tanks, clothes drying facilities, storage structures and refuse storage areas) are to be notated on a site plan.

Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. Patios).

Car parking

RAD2

Car parking spaces are provided in accordance with:

a. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)';

b. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone';

c. Emerging community zone - Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)';

d. Township zone - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone';

	e. Centre zone - Caboolture, Morayfield and Strathpine precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; f. Redcliffe local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; g. Caboolture west local plan - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; h. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'.
RAD3	Where fronting a street (not an internal driveway) garage and carport openings are no greater than: a. 3m wide for every 7.5m of primary road frontage; or b. every 6m wide garage or carport opening is separated by at least 6m. Note - For a laneway lot, vehicle access and parking must be provided via the laneway. Note - Refer to Planning scheme policy - Residential design for details and examples.
RAD4	Development does not include basement car parking.
Access and driveways	
RAD5	For a shared driveway~~D~~development provides a ~~minimum~~maximum crossover width of 5.5m ~~for a shared driveway~~; OR For individual driveways: a. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage. b. where more than two driveway crossovers are provided per street frontage, crossovers are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees. Note - Refer to Planning scheme policy - ~~Integrated design~~Residential design for details and examples.
RAD6	Where dwellings have access via a shared driveway the driveway is ~~not to be located within~~set back a minimum of 3m ~~of~~from a side boundary ~~containing a residential use~~. OR Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary.
RAD7	Development gains access from a laneway, access street or collector, whichever is the lowest order road.
Landscaping	

<table>
<tr><td>RAD8</td><td>Development incorporates a landscaping strip along the full width of all street frontages (other than laneway frontages), excluding any pedestrian or vehicular access points, with an average depth of:

<table>
<tr><th>Zone, precinct, sub-precinct</th><th>Average depth</th></tr>
<tr><td>General residential zone:

i. Next generation neighbourhood precinct,

Emerging community zone:

i. Transition precinct (developed lot)</td><td>2.0 metres</td></tr>
<tr><td>General residential zone:

i. Urban neighbourhood precinct</td><td>1.0 metre</td></tr>
</table>

Note - Refer to Planning scheme policy - Integrated design for details and examples.</td></tr>
<tr><td>RAD</td><td>Where multiple dwellings have a shared driveway within 3m of a side boundary, provide a landscaped strip between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1m for at least 80% of the length of the driveway including at least the first 10m from the street frontage.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td></tr>
<tr><td colspan="2">Screening – fences</td></tr>
<tr><td>RAD9</td><td>Where provided, fencing within a setback to a primary or secondary frontage (excluding a laneway) is:

i. no less than 0% transparent and does not exceed 1.2 metres in height; or

ii. no less than 50% transparent and does not exceed 1.5 metres in height; or

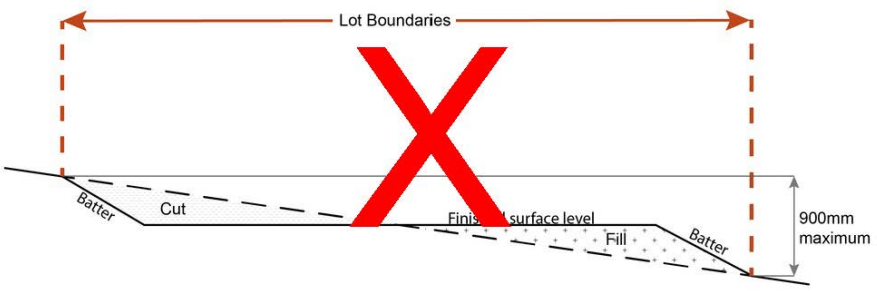
iii. no less than 85% transparent and does not exceed 1.8 metres in height

Note - Refer to Planning scheme policy - Residential design for details and examples.</td></tr>
<tr><td colspan="2">Building appearance</td></tr>
<tr><td>RAD10</td><td>Where adjoining a street frontage, all garages or carports are setback a minimum of 1.0m behind the main face of the dwelling.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td></tr>
<tr><td>RAD11</td><td>Domestic outbuildings are located behind the main building line.</td></tr>
<tr><td colspan="2">Privacy</td></tr>
<tr><td>RAD12</td><td>Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot or an adjoining lot are screened or have a sill height of 1.5m or greater or obscure glazing is used.</td></tr>
</table>

Casual surveillance	
RAD13	~~A minimum of one habitable room window having an area of at least 1m^2 on each level overlooks each adjoining public space (street, public open space or laneway).~~ 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 1m^2 or multiple habitable room windows having a combined area of at least 2.5m^2 overlooking each adjoining public space (street, public open space or laneway).
RAD14	All dwellings adjoining or adjacent to a street frontage or public open space (e.g. park) are orientated to address that street frontage or public open space as follows: a. for ground floor dwellings - a clearly identifiable pedestrian entry (front door) from that street frontage or public open space, pedestrian gate in fencing and window(s); or b. for above ground dwellings - a balcony and window(s).
Waste	
RAD15	Each dwelling includes a garbage bin utility area that: a. is not visible from public areas or is screened from public areas; b. is not located in the primary frontage setback; c. is not located in an enclosed garage; d. has a minimum area of 1m x 2m; e. has easy and direct access to the collection point without going through a dwelling (excluding garages). f. where a common bin storage area is required (in lieu of individual bins at each dwelling), the bin enclosure must comply with the requirements of Planning scheme policy- Waste which includes a bin wash facility connected to sewer. Note - Refer to Planning scheme policy - Residential design for details and examples.
~~Sloping land~~Earthworks	
RAD16	~~Building and lot 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 lot to avoid drainage issues; and~~ d. ~~follow the contour and ensure the height of cut and fill, whether retained or not, does not exceed 900mm.~~

Figure - Cut and fill



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;

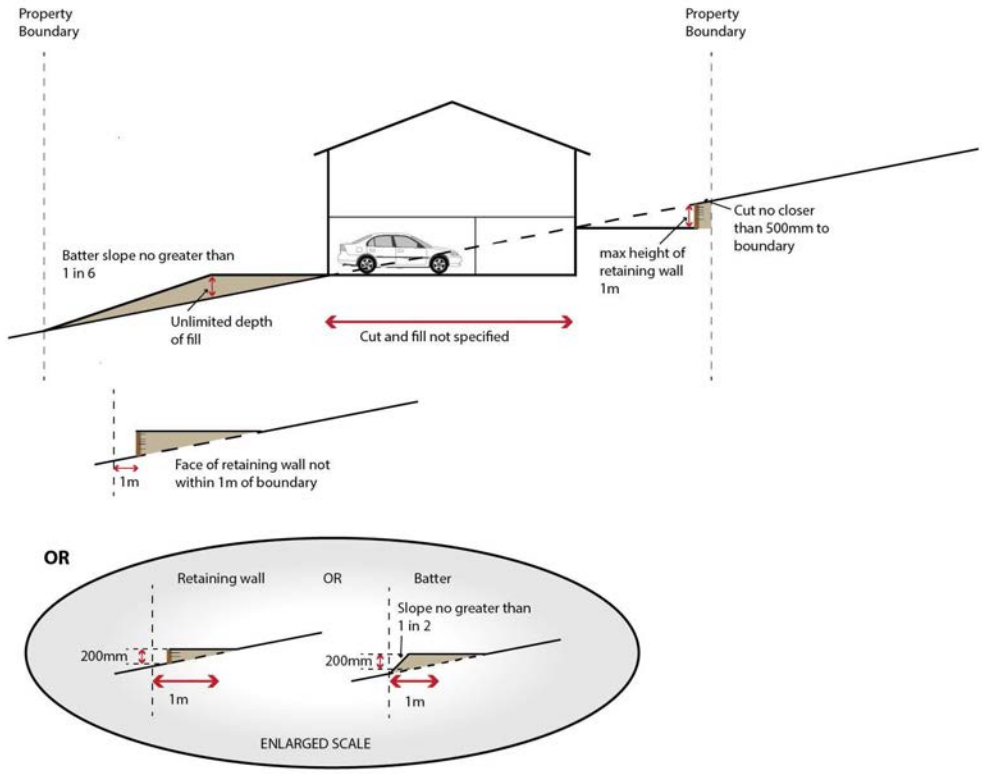
c. result in the top of any cut batter, or the exposed face of any freestanding retaining wall supporting that cut, being closer than 500mm to a property boundary;

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.

THE NEW FIGURE BELOW IS PROPOSED AS PART OF THIS AMENDMENT

	Figure - Filling or Excavation  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 requires a concurrence agency response from Council.
~~**RAD17**~~	~~Building and lot design on slopes greater than 15% do not include slab on ground.~~

Part C - 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 9.3.2.3 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 9.3.2.3 Criteria for assessable development

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Site area	
PO1 The development is located on a lot which has an area and dimensions capable of accommodating a well-designed and integrated building and associated facilities incorporating: a. vehicle access, parking and manoeuvring areas;	No example provided.

b. efficient and useable communal (for Rooming accommodation[69] or Retirement facility[67] with dependant living) and private open space areas; c. deep planting zones and landscaping; d. adequate buffering to adjacent properties. Note - Refer to Planning Scheme policy - Residential design for details and examples.	
Private open space	
PO2 Dwellings are provided with private open space that is: a. of a size and dimension that is useable and functional relative to the residential use (e.g. permanent or non-permanent); b. directly accessible from the dwelling; c. located ~~so that~~to ensure residents of dwellings and neighbouring dwellings~~properties~~ experience a high~~suitable~~ level of residential amenity; d. free of objects or structures that reduce or limit functionality (e.g. air conditioning units, hot water systems etc); e. where on the ground floor, private and physically located away from, and not adjacent to, a road other than a laneway, and other pubic spaces ~~traffic noise~~. OR for the purposes of solar optimisation (orientated to maximise a northerly aspect) where the private open space will not be impacted by road traffic noise (the road is an access street (not identified on Overlay map - Road hierarchy) or unconstructed road never intended to be constructed as a road) private open spaces may be located on the ground floor and adjoining a road frontage, provided it is designed to form part of the building (not an appendage to the building) and is screened for privacy. Screening must: f. i. be of a high architectural standard and design; ii. not dominate the majority of the street frontage;	**E2** Dwellings have a clearly defined, private outdoor living space that is: a. as per table- **Use** / **Minimum area in 1 location** / **Minimum dimension in all directions** Ground ~~level~~floor dwellings Rooming accommodation[69], Short-term accommodation[77] — 9m² — 3m All other dwelling types — 12m² — 2.4m Above ground ~~level~~floor dwellings (all dwelling types) 1 bedroom , studio, rooming unit — 8m² — 1.5m 2 bedrooms or more — 12m² — 2.4m b. accessed from a living area; c. ~~for ground floor open space~~ if private open space is located on the ground floor: i. it is screened for privacy from adjoining dwellings; ii. it is located to the rear or side of the dwelling behind the main building line and not within the primary frontage setback.

iii. not reduce or inhibit the activation of the street frontage by blocking or restricting overlooking from habitable room windows, front doors and pedestrian access points to each dwelling; iv. be setback behind landscaping (streetscape enhancement landscaping, not simple solid screen landscaping). Note - Landscaping is not an acceptable form of screening for privacy. Landscaping is to be used to reduce the impact screening of private open space has on the streetscape. Screening for privacy must be solid to a minimum height of 1.2m with a transparency of 50% between 1.2m and a maximum height of 1.5m. Note - For further details and examples refer to Planning scheme policy - Residential design.	d. for above ground dwellings that adjoin the street, minimum private open space areas (balconies) are orientated to the street, or for dwellings that do not adjoin the street, balconies face north or east; e. clear of any utility and non-recreational structure (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures). Note - Areas for clothes drying are not to be visible from the street. Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Note - Retirement ~~facilitates~~facilities(67) for dependant (high care) living and Rooming accommodations(69) are not required to provide private open space. Note - A loft located above a garage is considered to be an aboveground level dwelling. Private open space can be provided in a balcony or at ground ~~level~~floor.
Communal facilities (Rooming accommodation(69), Retirement facility(67) with dependant living only, Tourist park(84))	
PO3 Rooming accommodations(69), Retirement facilities(67) with dependant living and Tourist parks(84) include open space and recreational facilities for the recreational needs of the users of the lot. Facilities are to be useable and located to minimise internal and external impacts on the amenity of residents and neighbouring properties.	**E3.1** Communal space including any landscaped area and indoor recreation areas (e.g. community meeting room, gymnasium etc) is provided at the following rates: **Use** / **Minimum communal open space** Rooming accommodation(69), Retirement facility(67) (with dependent) and Tourist park(84) / 20% of the lot Minimum dimension of 5m. Note - Retirement facilities(67) with independent living provide private open space areas as stated above. **E3.2** Communal open space for Rooming accommodations(69) and Retirement facilities(67) with dependant living: a. includes at least 50% of the minimum open space requirement in one area with a length to breadth ratio of no greater than 2:1; b. is clear of all non-recreational structures, including clothes hoists, driveways, water tanks, car parking and refuse storage areas;

	c. is safe, readily accessible and convenient to residents; d. is designed and located so that it is subject to casual surveillance; e. utilises hard and soft landscape treatments; f. is clearly separated from any private areas on the lot.
Car parking	
PO4 Car parking is provided on-site that provides for the number and type of vehicles anticipated to access the lot, ensuring a surplus of car parking is avoided.	**E4** Car parking spaces are provided in accordance with: a. Emerging community zone – Transition precinct (developed lot) - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)' b. General residential zone - Next generation neighbourhood and Urban neighbourhood precincts - Table 9.3.2.4 'Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)'; c. General residential zone - Coastal communities and Suburban neighbourhood precincts - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone'; d. Township zone - Table 9.3.2.5 'Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone'; e. Centre zone - Caboolture and Strathpine centre precincts - Table 9.3.2.6 'Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)'; f. Centre zone - District and Local centre precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'; g. Redcliffe Kippa-Ring local plan - Redcliffe seaside village and Kippa-Ring village precincts - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code';

<table>
<tr>
<td></td>
<td>h. Caboolture West local plan - Table 9.3.2.7 'Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code'.

i. all other areas- Schedule 7.

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.</td>
</tr>
<tr>
<td rowspan="3">PO5

Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:

a. not dominate the street frontage;
b. maintain active frontages;
c. contribute to the intended character of the streetscape;
d. not compromise on-site landscaping.

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

Note - Where screening of car parking areas is proposed as an alternative, screening is to be in the form of an architectural feature of the building, not simply a screen and landscaping.</td>
<td>E5.1

Garage and carport openings are no greater than:

<table>
<tr><th>Primary lot frontage</th><th>Covered car space opening(s) per street frontage and location of car parking areas</th></tr>
<tr><td>15m or greater</td><td>a. 3m for every 7.5m of street frontage;

b. every 6m of opening is separated by a minimum of 6m</td></tr>
<tr><td>Less than 15m</td><td>a. Single level: 3.0m wide;

b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level.

OR

a. For a laneway lot (Single or double level): 6m wide</td></tr>
</table>

Note - Refer to Planning scheme policy - Residential design for details and examples.</td>
</tr>
<tr>
<td>E5.2

For townhouses:

a. parking spaces gain access via internal driveways; or

b. car parking areas are located behind the front of the building.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td>
</tr>
<tr>
<td>E5.3

For low, medium and high rise apartment buildings:</td>
</tr>
</table>

	a. parking spaces are located in basements or semi-basements; or b. are located behind dwellings and not adjoining the frontage. Note - Refer to Planning scheme policy - Residential design for details and examples.
	E5.4 Basement car parking does not extend to within deep planting zones.
PO6 Car parking areas and structures are designed and located to reduce noise and lighting impacts on dwellings within the lot and adjoining properties.	No example provided.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO7 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or	**E7.1** Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number). **Use** / **Minimum Bicycle Parking** Dwellings / Minimum 1 space per dwelling All other residential uses / Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking 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. **E7.2** Bicycle parking is:

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.	a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
	~~E7.3~~ ~~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.~~
	~~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:~~

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.~~

Access and driveways

PO8 Driveways, pedestrian entries and internal access ways are located and designed to: a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. not negatively impact adjoining uses; d. provide a safe pedestrian environment; e. not result in excessive crossovers and hardstand areas; f. provide safe access onto an appropriate order road; g. not interfere with infrastructure owned by Council or a utility provider; h. allow adequate space for on-street parking; i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples.	**E8.1** Dual occupancies[21] provide: a. For individual driveways, a maximum crossover width of 4m or ~~for a shared driveway~~ For a shared driveway a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or where more than 1 crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees. Note - Refer to ~~Planning scheme policy - Integrated design or~~ Planning scheme policy - Residential design for details and examples. Note - Laneway development provides access from the lane only in accordance with laneway development provisions AO27-AO29.
	E8.2 For a shared driveway ~~D~~development provides a maximum crossover~~s~~ width of 5.5m; ~~with:~~ OR For individual driveways: a. ~~a maximum width of 5.5m for a shared driveway; or~~ b. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage~~.~~; c. where more than two driveway crossovers are provided per street frontage, crossovers are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees. Note - Refer to Planning scheme policy - ~~Integrated design~~ Residential design for details and examples. Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions.
	~~**E8.3**~~ ~~Where more than two driveway crossovers are provided per street frontage, crossovers are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees.~~
	E8.4

	Where dwellings have access via a shared driveway the driveway is ~~not to be located within~~set back a minimum of 3m ~~of~~from a side boundary ~~containing a residential use~~. OR Where the development includes at least one ground floor dwelling, the shared driveway may be located 1m from the side boundary. Note - Refer to Planning scheme policy - Integrated design for details and examples.
	E8.5 Development provides vehicular crossovers that comply with Planning scheme policy - Integrated design.
	E8.6 Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
PO9 Dwellings are identifiable from the street by way of: a. street numbers; b. for development with internal roads, a site plan of on-site dwellings and facilities is provided at all vehicular entry points to the lot to facilitate the effective operation of emergency services personnel in carrying out their designated duties and to aid in the direction of other visitors around the site.	No example provided.
Landscaping	
PO10 Development includes landscaping that: a. provides unobstructed deep planting zones; b. enhances the character of the streetscape; c. enhances the quality of buildings, communal areas (for Rooming accommodation(69), Retirement facility(67) with dependant living or Tourist park(84)) and private open space areas; d. contributes to a pleasant and safe environment; e. complies with crime prevention through environmental design (CPTED) principles;	**E10.1** Development that is setback from the street incorporates: a. landscaped strip along the entire length of frontage (excluding those areas required for site access purposes) with a minimum dimension of: **Zone, precinct, sub-precinct** / **Minimum dimension** Emerging community zone: • Transition precinct (developed lot) General residential zone: / 2.0 metres

f. contributes to reducing the urban heat island effect and improve micro-climate conditions;

g. emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces;

h. retains mature trees wherever possible.

Zone, precinct, sub-precinct	Minimum dimension
• Next generation neighbourhood precinct, Township zone: • Residential precinct Caboolture West local plan: • Urban living precinct - Next generation neighbourhood sub precinct • Town centre precinct - Residential south sub-precinct	
General residential zone: • Urban neighbourhood precinct Caboolture West local plan: • Town centre precinct - Residential north sub-precinct	1.0 metre
All other zones, precincts and sub-precincts	2.0 metres

Note - The landscaping strip is not for screening purposes. This strip is to enhance the streetscape and character of the area, soften buildings and other areas within the development, and contribute to a pleasant and safe environment, while maintaining CPTED principles.

b. shade and canopy trees consistent with Planning scheme policy - Integrated design.

E

Multiple dwellings with a shared driveway within 3m of a side boundary provide a landscaped strip between the shared driveway and the side boundary. The landscaped strip is to have a minimum dimension of 1.0m for at least 80% of the length of the driveway including at least the first 10m from the street frontage.

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

E10.2

Development provides 5% of the lot area with deep planting zones with a minimum dimension of 4m.

Note - Refer to Planning scheme policy - Integrated design for selection of suitable species.

	Note - Deep planting zones can be provided in private or communal open space or in front landscaping strip(s).
	E10.3 Development contributes to the greening of the streetscape through the provision of: a. street trees, planter boxes, green walls or roof tops etc for buildings that are built to the boundary; or b. landscaped strip for buildings that are setback from the street. Note - Refer to Planning scheme policy - Integrated design for details and examples.
	E10.4 Basement car parks that protrude above ~~natural~~ finished ground level are setback behind screen landscaping. Note - Landscaping can be provided in a planter box. Note - Refer to Planning scheme policy - Residential design for details and examples.
Screening – fences	
PO11 Fencing and screening complements the streetscape character, active frontages, clearly defines public and private domains, while maintaining surveillance between buildings and public spaces. Note - The objective of providing surveillance of the street and active frontages 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.	**E11.1** Where provided, fencing within a ~~front~~ setback to a primary or secondary frontage (excluding a laneway) ~~(primary or secondary frontage excluding a laneway or public open space)~~ is: a. no less than 0% transparent and does not exceed 1.2 metres in height; or b. no less than ~~minimum~~ 50% transparent and does not exceed 1.5 metres in height; or c. no less than ~~minimum~~ 85% transparent and does not exceed 1.8 metres in height Note - Refer to Planning scheme policy - Residential design for details and examples.
	E11.2 Side and rear fencing and fencing between ground floor private open space areas must be solid (0% transparent) with a maximum height of 1.8m.

Integrated development	
PO12 Development is designed to: a. 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; b. ensure dwellings address public spaces ~~both~~ external ~~and within~~ to the lot; c. ~~avoid~~not include high perimeter fences or walls adjoining ~~streets~~roads and public spaces that cause the development to: i. be segregated or visually disconnected~~the development~~ from adjoining properties; or ii. detract from or constrain the delivery of a clear and open, visually attractive ~~the~~ streetscape; or iii. potentially reduce personal safety ~~on~~ and casual surveillance of adjoining public spaces. Note - Refer to Overlay map - Community activities and neighbourhood hubs for the location of neighbourhood hubs.	**E12.1** Developments provide pedestrian pathways and connections from the lot via the most direct route to nearby centres, neighbourhood hubs, community facilities, public transport stops and open space. **E12.2** Where the end of a road or a pedestrian and cycle pathway adjoin the lot, extensions to the road or pathway through the lot are to be provided. Note - Refer to Planning scheme policy - Residential design for details and examples. **E12.3** Dwellings that adjoin the external road network or public open space address that frontage with a pedestrian entry, front door, windows, and fencing with a maximum height of 1.2m if any. Note - Refer to Planning scheme policy - Residential design for details and examples.
PO13 Development for large scale residential developments where the site area is more than 6,000m^2 result in neighbourhoods that: a. are interconnected by safe, legible and permeable movement networks, this may include the establishment or extension of public streets and pathways; b. are integrated with surrounding existing and approved developments; c. develop in a manner that does not compromise the ability for adjoining sites to develop in a logical, sequential and integrated manner; d. provide or have convenient access to centrally located local parks and a network of open space; e. promote accessibility to parks and open space, transport facilities, neighbourhood hubs and community facilities.	**E13** On a lot of 6000m^2 or greater, prepare an integration plan in accordance with Planning scheme policy - Neighbourhood design.

Building appearance	
PO13 Buildings are designed to: a. incorporate architectural features into the building façade at street level to create human scale; b. promote identity and diversity between adjacent dwellings; c. enable individual dwellings to be identified and directly accessible from public streets and communal areas; d. visually integrate with the intended character of the precinct through appropriate design and materials; e. avoid blank walls (excluding built to boundary walls) through articulation and architectural treatments to create visual interest; f. include roof forms that provide visual interest to both the building and the skyline and effectively screen service structure, plant and equipment from view of the street and adjoining buildings; g. provide a design that enables permeability between buildings; h. create attractive backs and sides of buildings where visible from public spaces; i. ensure domestic outbuildings do not dominate the street frontage and do not have a negative impact on the streetscape character; j. where for tall buildings, provide architectural variation through a distinct top, middle and base section.	No example provided. Note - Refer to Planning scheme policy - Residential design for details and examples.
PO14 Walls are sited and designed to minimise negative impacts on internal and external amenity and create visual interest by incorporating articulation and architectural treatments.	**E14** The maximum length of any wall is 15m. Walls or parts of walls that include a change in direction of 1m or more are measured separately.
Privacy	
PO14 Dwellings are provided with private open space areas and habitable rooms with a reasonable level of privacy from adjoining residential uses.	**E14** Minimise views into habitable room windows, and private open space from adjoining residential uses by:

	a. offsetting adjacent habitable room windows and balconies; or b. use high quality screening, obscured glazing or separation. Note - In addition to the above the outlook from stairs, landings[41], and communal or public areas is minimised where direct views are available into private open space of an existing dwelling. Note - Refer to Planning scheme policy - Residential design for details and examples.
Casual surveillance	
PO15 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, pedestrian paths and car parking areas) through: a. incorporating habitable room windows, balconies and foyers that overlook public spaces; b. emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage; c. if located on a street corner, the building addresses and overlooks both frontages. Note - Refer to State Government standards for CPTED. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Ground ~~level~~floor dwellings adjoining a street or public open space have individual access points to the street.	No example provided.
Subtropical design	
PO16 Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living.	**E16** Buildings are sited and designed to: a. maximise orientation of principal living and open space areas to the north-east and eastern sides of dwellings where not compromising casual surveillance; b. screen undesirable western sun; c. maximise the use of prevailing breezes for natural ventilation;

	d. have living areas adjoining open space; e. incorporate architectural features such as extended eaves, awnings, pergolas and verandah's to protect windows and doorways from summer sun, glare, rain and prevailing winds and to provide shelter for outdoor living areas. Note - Refer to the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers.
Utility areas	
PO17 Utility areas, services and mechanical plant are visually integrated into the design of the building or are at least screened from view from adjacent dwellings and the streetscape. Note - Refer to Planning scheme policy - Residential design for details and examples. Note - Utilities include but are not limited to electrical transformers.	No example provided.
PO18 Clothes drying, storage and mail collection facilities: a. are provided for site users; b. are integrated within the development; c. do not impact on the residential amenity of the lot, adjoining properties or the streetscape (clothes drying and storage areas are not visible from public spaces; mail collection facilities are visible and accessible for residents). Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Lighting	
PO19 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residents and neighbours.	**E19.1** In all areas accessible to the public lighting is provided in accordance with Section 3 of AS 1158.3.1 *Pedestrian Area (Category P) Lighting -Performance and installation design requirements*.
	E19.2

	Lighting of appropriate intensities is provided which satisfies the requirements of *AS1158 – Lighting for Roads and Public Spaces*.
PO20 Artificial lighting does not cause unreasonable disturbance to any person on adjacent land or on land within the general vicinity of the lot.	**E20** Artificial lighting within the lot is directed and shielded in such a manner to comply with the requirements of Australian Standard *AS4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - For purposes of that table, "curfew hours" are taken to be those hours between 10pm and 7am on the following day. Note - Refer to Planning scheme policy - Residential design for details and examples.
Waste	
PO21 Bins and bin storage areas are provided, designed and managed so as to: a. be accessible for collection; b. be maintained (including cleaning); c. not have a negative impact on the amenity of the streetscape or adjoining properties. Note - Refer to Planning scheme policy - Waste for storage, design and management methods.	**E21** ~~Bins and bin storage areas 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 demonstrated in a waste management program.
PO22 Waste storage areas are: a. not located in front of the main building line; or b. are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. Note - Refer to Planning scheme policy - Residential design for details and examples.	No example provided.
Storage	
PO23 Adequate storage for residents recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas and bicycle storage. Storage is to be located on site so as to not be visible from the street or public spaces.	**E23.1** Each dwelling is provided with a s~~S~~torage area having a minimum size of $8m^3$ with minimum dimension of 0.5m in all directions ~~per dwelling is provided~~.

	Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area ~~is not located within~~ excludes parts of the dwelling used in conjunction with a habitable room (e.g. wardrobes in bedrooms) or where performing an integral part in the rooms use (e.g. cupboards in the kitchen or laundry). Note - Refer to Planning scheme policy- Residential design for details and examples.
	E23.2 Storage areas are located behind the main building line and not within the primary or secondary frontage setbacks.
Adaptable development	
PO24 Development in locations that are in proximity to high frequency public transport services or within centres support adaptable building use (mixed use) over time particularly on the ground floor.	**E24** New residential buildings in the Centre zone or Township zone - Centre precinct include a minimum floor to ceiling height of 4.2m for the ground ~~level~~floor.
~~Sloping land~~Earthworks	
PO25 ~~Development is designed to respond to sloping topography in the sitting, design and form of buildings and structures by:~~ Any filling or excavation associated with a dwelling: a. ~~minimising overuse of~~minimises cut and fill ~~to create single flat pads and benching~~ by responding to the natural topography of the site; b. avoids~~ingexpanses 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;~~ provides a positive interface with the streetscape and avoids expanses of retaining walls; d. protects~~ing~~ the amenity and privacy of adjoining properties. 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.	**E25.1** ~~Building and lot design on slopes between 10% and 15% must:~~ a. ~~avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction;~~ b. ~~have built to boundary walls on the low side of the lot to avoid drainage issues.~~ ~~Note - For Development on slopes of 15% or greater refer to the Constraint provisions contained in the relevant zone code.~~ **~~E25.2~~** ~~New buildings on land with a slope greater than 15% do not have slab on ground construction.~~ **E** 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. Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure.
Development on a laneway	
PO26 At least one dwelling (preferably the primary dwelling if for a Dual occupancy[21]): a. face the non-laneway frontage; b. have the main entrance from the non-laneway frontage.	No example provided.
PO27 All vehicle access must be via the laneway.	No example provided.
PO28 Development on laneways contributes to the streetscape established in a laneway by: a. providing concealed garbage bin storage areas to reduce the dominance of bins on the lane; b. maximising security and amenity.	**E28.1** A screened garbage bin utility area is provided that: a. is not located in the garage; b. has a minimum area of 1m x 2m; c. has access to the laneway and not via the garage. Note - Refer to Planning scheme policy - Residential design for details and examples.
	E28.2

	Fencing adjacent to a laneway does not exceed 1.8m in height.
Dual occupancies[21] (Loft) on laneway lots	
PO29 Dual occupancies[21] (lofts): a. are designed to: i. have the appearance, bulk and scale of a single dwelling from the street; ii. positively contribute to the laneway; iii. do not negatively impact the expected amenity of adjoining properties; iv. have sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the number of occupants anticipated to occur on-site. b. support affordable living by means of: i. economical dwelling size and construction; ii. efficient use of land; iii. low maintenance costs; iv. access to natural light, ventilation and heating; v. provide high quality living and private open space areas. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E29.1** The siting and design of dwellings ensures that the loft is: a. not located in front of the primary dwelling (for the primary frontage); b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings). **E29.2** On lots less than 450m^2, a Dual occupancy[21] (loft) is only permitted within a two-storey building. This includes being located above a garage facing a laneway. **E29.3** The loft has a clearly identifiable front door and under cover point of entry. **E29.4** Lofts incorporate in all walls adjoining the primary dwelling and private open space areas of the primary dwelling: a. windows with a minimum sill height of 1500mm or privacy screening; b. low maintenance building materials and non-reflective finishes; c. no external drainage or other pipes. **E29.5** The private open space for a loft can be located adjoining the lane at ground ~~level~~floor or on a balcony.

Table 9.3.2.4 Car parking rates - General residential zone (Next generation neighbourhood precinct and Urban neighbourhood precinct), Emerging community zone (Transition precinct - Developed lot)

Site Proximity	Land use	Maximum number of car spaces to be provided	Minimum number of carspaces to be provided
Within 800m walking distance~~*~~ of a higher order centre	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)	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 - *Refer to Overlay map - Centre walking distances.~~

Table 9.3.2.5 Car parking rates - General residential zone (Suburban neighbourhood precinct and Coastal communities precinct) and Township zone

Use	Minimum number of car spaces to be provided
Dwelling house[22]	3 per dwelling house[22] Note - The provision of the third car parking space may be provided in tandem on the site.
Dual occupancy[21]	2 per dwelling
Multiple dwelling[49]	1.75 per dwelling

Table 9.3.2.6 Car parking rates - Centre zone (Caboolture and Strathpine centre precincts)

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Centre zone: • Caboolture centre precinct; • Strathpine centre precinct.	Residential - permanent/long term	N/A	2 per 5 dwellings
	Residential - serviced/short term	1 per 4 dwellings + staff spaces	1 per 10 dwellings + staff spaces

Table 9.3.2.7 Car parking rates - Centre zone (District and Local centre precincts), Redcliffe Kippa-Ring local plan code and Caboolture West local plan code

Site location	Land use	Maximum number of car spaces to be provided	Minimum number of car spaces to be provided
Centre zone: • District centre precinct • Local centre precinct Redcliffe local plan code: • Redcliffe seaside village precinct; • Kippa-Ring village precinct; • Health precinct. Cab west local plan code: • Urban living precinct:	Residential - permanent/long term	N/A	1 per dwelling
	Residential - serviced/short term	3 per 4 dwellings + staff spaces	1 per 5 dwellings + staff space

○ Next generation neighbourhood sub-precinct ○ Local centre sub-precinct • Town centre precinct: ○ Centre core sub-precinct ○ Mixed business sub-precinct ○ Teaching and learning sub-precinct ○ Civic space sub-precinct ○ Residential north sub-precinct ○ Residential south sub-precinct			

Note - For development in a site location other than those listed in the tables above, refer to Schedule 7 for applicable car parking rates.

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

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

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

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

9.4 Other development codes

9.4.1 Reconfiguring a lot code

9.4.1 Application - Reconfiguring a lot

This code applies to undertaking development for Reconfiguring a lot and associated Operational works, 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).

Note - For reconfiguring in a local plan area refer to section 5.9 Categories of development and assessment – Local plans.

Note - For reconfiguring a lot (subdividing one lot into two lots) and associated operational work in the General residential zone and the Industrial zone, the assessment benchmarks for reconfiguring a lot as set out in Schedule 12 of the regulation apply.

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 Centre zone;~~

2. Part ~~B~~A of the code applies only to assessable development in the Centre zone (including Redcliffe seaside village precinct, Kippa-Ring village precinct, Health precinct and Local services precinct in the Redcliffe Kippa-Ring local plan area);

3. Part ~~C~~B of the code applies only to assessable development in the Community facilities zone;

4. Part ~~D~~C of the code applies only to assessable development in the Emerging community zone - Interim precinct and Interim residential precinct (Redcliffe Kippa-Ring local plan);

5. ~~Part E of the code applies only to accepted development subject to requirements in the Emerging community zone - Transition precinct;~~

6. Part ~~F~~D of the code applies only to assessable development in the Emerging community zone - Transition precinct;

7. Part ~~G~~E of the code applies only to assessable development in the Environmental management and conservation zone;

8. Part ~~H~~F of the code applies only to assessable development in the Extractive industry zone;

9. ~~Part I of the code applies only to accepted development subject to requirements in the General residential zone - Coastal communities precinct;~~

10. Part ~~J~~G of the code applies only to assessable development in the General residential zone - Coastal communities precinct;

11. ~~Part K of the code applies only to accepted development subject to requirements in the General residential zone - Suburban neighbourhood precinct;~~

12. Part ~~L~~H of the code applies only to assessable development in the General residential zone - Suburban neighbourhood precinct;

13. ~~Part M of the code applies only to accepted development subject to requirements in the General residential zone - Next Generation neighbourhood precinct;~~

14. Part ~~N~~I of the code applies only to assessable development in the General residential zone - Next Generation neighbourhood precinct;

15. ~~Part O of the code applies only to accepted development subject to requirements in the General residential zone - Urban neighbourhood precinct;~~

16. Part ~~P~~J of the code applies only to assessable development in the General residential zone - Urban neighbourhood precinct;

17. ~~Part Q of the code applies only to accepted development subject to requirements in the Industry zone;~~

18. Part ~~R~~K of the code applies only to assessable development in the Industry zone;

19. Part ~~S~~L of the code applies only to assessable development in the Limited development zone;

20. ~~Part T of the code applies only to accepted development subject to requirements in the Recreation and open space zone;~~

21. Part ~~U~~M of the code applies only to assessable development in the Recreation and open space zone;

22. ~~Part V of the code applies only to accepted development subject to requirements in the Rural zone;~~

23. Part ~~W~~N of the code applies only to assessable development in the Rural zone;

24. ~~Part X of the code applies only to accepted development subject to requirements in the Rural residential zone;~~

25. Part ~~Y~~O of the code applies only to assessable development in the Rural residential zone;

26. ~~Part Z of the code applies only to accepted development subject to requirements in the Township zone - Township centre precinct;~~

27. Part ~~AA~~P of the code applies only to assessable development in the Township zone -Township centre precinct;

28. ~~Part BB of the code applies only to accepted development subject to requirements in the Township zone - Township convenience precinct;~~

29. Part ~~CC~~Q of the code applies only to assessable development in the Township zone - Township convenience precinct;

30. ~~Part DD of the code applies only to accepted development subject to requirements in the Township zone - Township industry precinct;~~

31. Part ~~EE~~R of the code applies only to assessable development in the Township zone - Township industry precinct;

32. ~~Part FF of the code applies only to accepted development subject to requirements in the Township zone - Township residential precinct~~

33. Part ~~GG~~S of the code apples only to assessable development in the Township zone - Township residential precinct.

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

Editor's note - Reconfiguring a lot involving only the subdivision of one lot into two lots is subject to the compliance assessment if in the General Residential Zone or Industry Zone. In this regard, the assessment benchmarks for reconfiguring a lot as set out in Schedule 12 of the regulation apply.

9.4.1.2 Purpose of the Reconfiguring a lot code

1. The purpose of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot.

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

   a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present.

   b. Reconfiguring a lot delivers the social, cultural and recreational needs of the community by ensuring:

      i. a range of lot sizes are delivered to assist in affordable housing opportunities;

      ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities;

      iii. ~~A~~assessable, publicly available open space areas located within walking distance to all residential lots in the General Residential Zone;

      iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the intents for the applicable zone and precinct;

      v. a network of streets, roads and pathways designed to provide well-connected, safe and convenient movement through interconnected streets, roads and active transport linkages providing high levels of accessibility between residences, open space areas and places of activity such as Educational Establishments, Places of Worship, Shops, etc.

   c. Reconfiguring a lot creates a lot design and orientation ensuring building design appropriate for the local climate and conditions is easier to achieve.

   d. Reconfiguring a lot identifies development footprints and plan of developments, where necessary, to ensure that future development on the lot is:

      i. free from development constraints and adverse impacts on natural values; and

      ii. done in a manner ensuring usable areas of private open space, car parking spaces, site cover and the like are provided on each lot with built form controls to ensure a streetscape and character consistent with expectations for the area are delivered.

   e. Reconfiguring a lot is sensitive to, and mitigates any adverse impacts on; natural hazard, local topography and landforms, natural ecosystems including significant vegetation and local fauna habitat, cultural heritage values, existing character, outlooks and local landmarks identified in the planning scheme as needing protection and/or consideration.

   f. Reconfiguring a lot recognises and responds to the presence of major infrastructure and does not undermine the viability, integrity, operation, maintenance or safety of major infrastructure.

   g. Reconfiguring a lot does not result in the likely future uses of each lot encroaching on and constraining the operation of lawfully existing or approved infrastructure, utilities, extractive, industrial or agricultural uses, or major sport, recreational and entertainment facilities.

   h. Reconfiguring a lot will result in:

      i. infrastructure services meeting the minimum standard of the service provider being suppled to all lots in a safe, efficient, co-ordinated and sequenced manner which minimises whole of life cycle costs and is provided in a location and mannersensitive to the environment they are located in;

ii. stormwater infrastructure designed to protect people, property, the built environment and the natural environment in an efficient and cost effective manner;

iii. the establishment and protection of appropriate separation and setbacks from waterways and wetlands;

iv. the provision and maintenanceof important connections to surrounding transit nodes, centres and community facilities.

9.4.1.1 Centre zone

9.4.1.1 Reconfiguring a lot code - Centre zone

9.4.1.1.1 Purpose - Centre zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Centre zone, to achieve the Overall Outcomes.

2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Centre zone specific overall outcomes:

    a. Reconfiguring a lot:

        i. does not cause the unnecessary fragmentation of land that may inhibit the future development of the land as intended by the stated outcomes for the centre; and

        ii. results in lots having a shape, size and dimension that preserves the opportunities for a development of the lot to achieve the stated outcomes for the centre; and

        iii. preserves the greatest opportunities for the creation of Active frontages; and

        iv. provides opportunities for lawful vehicle and/or pedestrian connections between sites, public land or active uses (for example access easements between adjoining carparks that may be volumetric connections between buildings above or below the surface of the ground); and

        v. provides opportunities for lawful interconnected servicing between sites with vehicle connections across an Active frontage minimised or avoided wherever possible by providing vehicle access locations at alternative locations.

    b. Reconfiguring a lot delivers lot sizes and dimensions that will assist in the delivery of a scale and intensity of development commensurate with centre activities consistent in the applicable precinct.

    c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

        i. adopting a ‘least risk, least impact’ approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;

        ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

        iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;

        iv. protecting native species and protecting and enhancing native species habitat;

        v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

        vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;

        vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;

        viii. Ensuring effective and efficient disaster management response and recovery capabilities.

    d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

i. responds to the risk presented by overland flow and minimises risk to personal safety;

ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;

iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Centre zone outcomes as identified in Part 6 or where in the Redcliffe Kippa-Ring local plan area, achieves the intent and purpose of the Redcliffe Kippa-Ring local plan and applicable precinct as identified in Part 7.

9.4.1.1.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.4.1.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.1.1.1, 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~~
~~RAD1~~	~~PO26~~
~~RAD2~~	~~PO26~~
~~RAD3~~	~~PO26~~
~~RAD4~~	~~PO32-PO47~~
~~RAD5~~	~~PO32-PO33~~
~~RAD6~~	~~PO30~~

~~Part A - Requirements for accepted development - Centre zone~~

Table 9.4.1.1.1 Requirements for accepted development - Centre zone

~~Requirements for accepted development~~	
~~General requirements~~	
~~Boundary realignment~~	
~~RAD1~~	~~Lots created by boundary realignment:~~ a. ~~have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider;~~ b. ~~contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor~~

	c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment
RAD2	Boundary realignment does not result in existing land uses on site becoming non-complying with planning scheme requirements. Note - examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks; c. parking and access requirements; d. servicing and infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.
RAD3	Lots comply with the following minimum lot sizes and dimensions:

Zone (Precinct)	Area	Frontage	Depth
Centre zone			
Higher order precinct	1,000 m²	40 m	-
District centre precinct	1,000 m²	20 m	-
Redcliffe Kippa-Ring local plan			
Redcliffe seaside village precinct; Kippa-Ring village precinct	1,000 m²	40 m	-
Local services precinct; Health precinct	1,000 m²	20 m	-

RAD4	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.
RAD5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.
RAD6	Boundary realignment does not result in the clearing of any Habitat trees.

Part ~~B~~A - Criteria for assessable development - Centre zone

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~~A, Table 9.4.1.1.~~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 9.4.1.1.2 Assessable development - Centre zone

<table>
<tr><th>Performance outcomes</th><th>Examples that achieve aspects of the Performance Outcomes</th></tr>
<tr><td colspan="2">Lot size and design</td></tr>
<tr><td>PO1

Lots have appropriate area and dimension for the establishment of uses consistent with the applicable precinct of the Centres zone, having regard to:

a. convenient and safe access;

b. on-site car parking;

c. service vehicle access and manoeuvring;

d. appropriately sited loading and servicing areas;

e. setbacks, buffers to sensitive land uses and landscaping where required.

Note - refer to the overall outcomes for the Centre zone (applicable precinct) for uses consistent in this precinct.</td><td>E1

Lots comply with the following minimum sizes to facilitate appropriate uses and preferred scale and intensity of development:

<table><tr><th>Zone (Precinct)</th><th>Min. lot size</th><th>Min. frontage</th></tr><tr><td colspan="3">Centre Zone</td></tr><tr><td>Higher order</td><td>1000m^2</td><td>40m</td></tr><tr><td>District</td><td>1000m^2</td><td>20m</td></tr><tr><td>Local</td><td>N/A</td><td>N/A</td></tr><tr><td colspan="3">Redcliffe Kippa-Ring Local Plan</td></tr><tr><td>Redcliffe seaside village precinct; Kippa-Ring village precinct</td><td>1000m^2</td><td>40m</td></tr><tr><td>Local services precinct; Health precinct</td><td>1000m^2</td><td>20m</td></tr></table></td></tr>
<tr><td rowspan="3">PO2

The layout and frontage of lots does not result in the need for additional or wider vehicle cross overs that might impede pedestrian activity and movement along the primary frontage with access arrangements between sites provided wherever possible and where able, secured by easement.</td><td>E2.1

Lots having a primary street frontage of less than 20m are provided with a secondary street access for vehicle movements.</td></tr>
<tr><td>E2.2

Lots have rear service lane access.</td></tr>
<tr><td>E2.3

Shared vehicle access arrangements are provided between adjoining lots and secured by easement..

Note - An registered access easement may be required to ensure shared access between properties is permitted.

Note - Buildings on the site will be required to address the primary street frontage in accordance with the relevant zone code.</td></tr>
</table>

PO3 The creation of additional allotments adjoining arterial and sub-arterial roads does not adversely affect the safety and efficiency of these roads (refer Overlay map - Road hierarchy).	**E3** New lots on arterial and sub-arterial roads are provided with a secondary street access for vehicle movements. Note - Buildings on the site will be required to address the primary street frontage in accordance with the relevant zone code.
PO4 Where adjoining and adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to existing footpaths or roadways.	No example provided.
PO5 The layout of the development results in the creation of a strong and positive identity through: a. the provision of clearly legible movement and open space networks; b. an appropriate design response to site and locality characteristics.	No example provided.
PO6 Lots do not compromise the viability of adjoining lots and provide for optimum integration with existing or future development on surrounding land, having regard to: a. the connectivity of access and open space networks; b. the efficient provisions of infrastructure; c. the appropriate location of boundaries and road reserves.	No example provided.
~~**Reticulated supply**~~ **Utilities**	
PO7 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the Centre zone. All services, including water supply, stormwater management, sewage disposal, electricity, telecommunications and gas (if available) are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~	~~**E7**~~ ~~Lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~

d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.
~~Movement network~~ Street design and layout	
PO8 The road network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
PO Development maintains, contributes to or provides for a street layout that is designed to connect to surrounding neighbourhoods, providing an interconnected street, pedestrian and cyclist network that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this 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.
PO9 ~~The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type.~~	**E9** ~~Roads are designed and constructed in accordance with the appropriate road type in Planning scheme policy - Integrated design.~~
PO10 ~~Movement networks encourage walking and cycling and provide a safe environment for pedestrians and cyclists.~~	**E10** ~~Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.~~
PO	No example provided.

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: 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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO11 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.
	E

~~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 4,000m^2 Gross Floor Area (GFA);
- Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA;
- Warehouses and Industry greater than 6000m^2 GFA;
- On-site carpark greater than 100 spaces;
- Development has a trip generation rate of 100 vehicles or more within the peak hour;
- Development which dissects or significantly impacts on an environmental area or an environmental corridor.

The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative

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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Note - All turns vehicular access to existing lots is to be retained at upgraded 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.

works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access function: 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: 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: 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. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO 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 procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E** 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: Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. Minimum construction: Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads. Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

	Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO 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.	**E** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E 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.
Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, 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.	No example provided.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO13 ~~Stormwater from development is managed considering:~~ a. ~~the land use constraints of the site;~~ b. ~~water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrological behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minmising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO14 Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~ 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.	~~No example provided.~~ **E** 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

	<table><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></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.
PO15 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO16 Natural streams and riparian vegetation ~~affected by development~~ are retained and enhanced through revegetation.	No example provided.
PO17 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO18 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO19	No example provided.

A c~~C~~onstructed waterbody~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	
PO12 Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E12** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO20 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E20** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO21 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E21** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
PO22 ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO23	~~No example provided.~~

~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO24 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated ~~vegetated~~ buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO25 Design and construction of the stormwater management system:	No example provided.

a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	

Boundary realignment	
PO26 Boundaries realignment: a. do not result in the creation of additional lots; b. is an improvement on the existing land use situation; c. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; d. result in lots which have appropriate size, dimensions and access to cater for uses consistent with the zone; e. ensure infrastructure and services are wholly contained within the lot they serve; f. ensure the uninterrupted continuation of lots providing for their own private servicing.	No example provided.
Reconfiguring existing development by Community Title	
PO27 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Multiple dwelling**(49)** has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of	No example provided.

those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Reconfiguring by Lease	
PO28 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No example provided.
Volumetric subdivision	
PO29	No example provided.

The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the zone and does not result in existing land uses on site becoming non-compliant. Note - Example include but are not limited to: a. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use.	
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO30 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.	No example provided

c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO31 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E31** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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 and corridors to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards. 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.	
PO32 No new boundaries are located within 2m of High Value Areas.	No example provided.
PO33 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E33** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards.	

PO34 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO35 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
Bulk water supply infrastructure	
PO36 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO37 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E37** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO38 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E38** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO39 Boundary realignments:	No example provided.

a. do not result in the creation of additional building development opportunities within the buffer; b. result in the reduction of building development opportunities within the buffer.	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO40 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO41 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.-	**E41** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO42 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.

Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	
PO43 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E43** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO44 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**E44.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E44.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO45 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.

Additional criteria for development for a Park[57]	
PO46 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E46** 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~~ Planning scheme policy - Integrated design (Appendix B).
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO47 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E47** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

9.4.1.2 Community facilities zone

9.4.1.2.1 Purpose - Community facilities zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Community facilities zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Community facilities zone specific overall outcomes:

a. Reconfiguring a lot maintains lots of sufficient size and dimension to facilitate development of a scale and intensity consistent with the applicable precinct.

b. Lots created for community facilities purposes are strategically located to best service their catchment, whilst having regard to possible impacts on, and from, surrounding uses and infrastructure.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Community facilities zone outcomes as identified in Part 6 or where in the Redcliffe Kippa-Ring local plan area, achieves the intent and purpose of the Redcliffe Kippa-Ring local plan and applicable precinct as identified in Part 7.

9.4.1.2.2 Requirement for assessment

Part ~~C~~B - Criteria for assessable development - Community facilities zone

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~~B, Table 9.4.1.2.1 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 9.4.1.2.1 Assessable development - Community facilities zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Lots are of sufficient size and design to accommodate land uses consistent in the zone and applicable precinct with regard to areas required for: a. buildings and associated structures; b. convenient and safe access; c. on-site car parking; d. on-site manoeuvring to ensure vehicle egress and access in forward gear; e. appropriately sited loading and servicing areas; f. setbacks, buffers and landscaping where required; g. maintaining the required level of functionality during and immediately after a natural hazard event. Note - refer to the overall outcomes for the Community facilities zone for a list of consistent uses.	No example provided.
Boundary realignment	
PO2 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO3 Boundary realignment does not result in: a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; c. lots not providing for own private servicing. Note - Examples of a. above may include but are not limited to: a. minimum lot size requirements; b. setbacks	No example provided.

c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	
PO4 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the Community Facilities zone - and relevant precinct for uses consistent in this precinct.	No example provided.
Reconfiguring existing development by Community Title	
PO5 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy(21) has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy(21) to two separate Dwelling houses(22), at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses(22). b. Land on which a Multiple dwelling(49) has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal	No example provided.

facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note -To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Reconfiguring by Lease	
PO6 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling**(49)** over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling**(49)**. Editor's note - To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No example provided.
Volumetric subdivision	
PO7 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria.	No example provided.

Note - An example may include but are not limited to: a. where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.

~~**Reticulated Supply**~~ **Utilities**	
PO8 ~~Each lot is provided with an appropriate level of service and infrastructure, including water supply, stormwater management, sewage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~	**E8** ~~Lots are provided with:~~ a. ~~connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.

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).	

Stormwater Location and Design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO10 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO11	~~No example provided.~~ **E**

<table>
<tr>
<td>Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage)~~through or~~ within private land ~~are~~is protected by easements in favour of Council with sufficient area for practical access for maintenance.

~~Note - To determine sufficient areas for easements refer to Planning scheme policy - Integrated design.~~

~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~

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.</td>
<td>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:

<table><tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr><tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr><tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr><tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr></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.</td>
</tr>
<tr>
<td>PO12

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO13

Natural streams and riparian vegetation affected by development are retained and enhanced through revegetation.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO14

Areas constructed as detention basins:

a. are adaptable for passive recreation;
b. appear to be a natural land form;
c. provide practical access for maintenance purposes;
d. do not create safety or security issues by creating potential concealment areas;
e. have adequate setbacks to adjoining properties;
f. are located within land to be dedicated to Council as public land.</td>
<td>E

~~No example provided.~~

Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</td>
</tr>
<tr>
<td>PO15</td>
<td>No example provided.</td>
</tr>
</table>

Development maintains the environmental values of waterway ecosystems.	
PO16 ~~Constructed water bodies which are proposed to be dedicated as public assets are to be avoided.~~ A constructed waterbody proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest.	No example provided.
PO9 Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E9** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO17 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E17** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO18 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E18** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO19**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~	~~No example provided.~~

~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
~~**PO20**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO21 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.

PO22 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO23 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed-; c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	No example provided.
Noise	
PO24 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport	**E24** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless;

purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	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. Note - Refer to Planning ~~S~~scheme ~~P~~policy – Integrated design for details and examples of noise attenuation structures. Note - Refe~~80~~r to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO25 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E25** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under ~~AS3959-2009~~ AS 3959 Construction of buildings in bushfire-prone areas), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified

	under ~~AS3959-2009~~ AS 3959 Construction of buildings in bushfire-prone areas), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO26 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E26** For water supply purposes, reconfiguring a lot ensures that: a. Lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10 000 litres and located within a development footprint.
PO27 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E27** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO28 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E28** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.

	b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO29 No new boundaries are to occur within 4m of a High Value Area.	No example provided.
PO30 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout,	**E30** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO31 Lots provide a development footprint outside of the buffer.	No example provided.
PO32 Access to a new lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area(refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO33 Lots provide a development footprint outside of the separation area.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO34 Lots do not:	No example provided.

a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	
PO35 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer to Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
Bulk water supply infrastructure	
PO36 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO37 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E37** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO38 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E38** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO39 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.

Gas pipeline buffer	
PO40 New lots provide a development footprint outside of the buffer.	No example provided.
PO41 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	No example provided.
PO42 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	No example provided.
PO43 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO44 Lots provide a development footprint outside of the buffer.	No example provided.
PO45 Adequate buffers are provided between utilities and dwellings to protect residential amenity and health.	**E45** New lots provide a development footprint for utilities and dwellings outside of the buffer
PO46 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E46** No new lots are created within the buffer area.
PO47 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E47** No new lots are created within the buffer area.
PO48 Boundary realignments:	No example provided.

i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer.	
Landfill buffer	
PO49 New lots provide a development footprint outside of the buffer.	No example provided.
PO50 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Wastewater treatment site buffer	
PO51 New lots provide a development footprint outside of the buffer.	No example provided.
PO52 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note -The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO53 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk;	**E53.1** Lots provides a development footprint for all lots free from risk of landslide. **E53.2**

b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks do not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$, iv. redirect or alter the existing flows of surface or groundwater: e. development can be located and designed to maintain the required level of functionality during and immediately after a natural hazard event.	Development footprints and driveways for lots does not exceed 15% slope.
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.	
PO54 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO55 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E55** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.

PO56 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO57 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E57** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO58 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E58.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E58.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO59 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;	No example provided

b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with ~~Section 3.8.5 of~~ Queensland Urban Drainage Manual (QUDM).	
Additional criteria for development for a Park(57)	
PO60 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E60** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO61 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E61** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO62	No example provided

Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1.5m in height.	

9.4.1.3 Emerging community zone

9.4.1.3.1 Interim precinct

9.4.1.3.1.1 Purpose - Emerging community zone - Interim precinct and Interim residential precinct (Redcliffe Kippa-Ring Local Plan)

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Interim precinct and Interim residential precinct (Redcliffe Kippa-Ring Local Plan), to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Interim precinct and Interim residential precinct (Redcliffe Kippa-Ring Local Plan) specific overall outcomes:

a. Reconfiguring a lot does not further fragment land or prevent future development for urban purposes.

b. Reconfiguring a lot achieves the intent and purpose of the Interim precinct outcomes as identified in Part 6 or where in the Interim residential precinct in the Redcliffe Kippa-Ring local plan area, achieves the intent and purpose of the Redcliffe Kippa-Ring local plan, Interim residential precinct as identified in Part 7.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

9.4.1.3.1.2 Requirement for assessment

Part ~~Đ~~C - Criteria for assessable development - Emerging community zone - Interim precinct and Interim residential precinct (Redcliffe Kippa-Ring Local Plan)

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~Đ~~C, Table 9.4.1.3.1.1 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 9.4.1.3.1.1 Assessable development - Emerging community zone - Interim precinct and Interim residential precinct (Redcliffe Kippa-Ring Local Plan)

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Reconfiguring a lot does not result in additional lots.	No example provided.
Boundary realignment	
PO2 Boundary realignments do not result in the: a. fragmentation or alienation of the land or result in the loss of land for future urban purposes; b. delay the use of the land for urban purposes; c. existing land uses on-site becoming non-compliant due to: i. lot size; ii. parking requirements; iii. servicing; iv. dependant elements of an existing or approved land use being separately titled. Note - Examples may include but are not limited to: a. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO3 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes	No example provided.

are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO4 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E4** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note -The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	

PO5 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E5** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slope.
PO6 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E6** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO7 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E7** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO8 The road layout and design supports:	**E8** Reconfiguring a lot provides a road layout which:

a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO9	No example provided.

No new boundaries are to be located within 4m of a High Value Area	
PO10 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E10** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO11 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO12	No example provided.

Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	
Infrastructure buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
Bulk water supply infrastructure	
PO13 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO14 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E14** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO15 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E15** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO16 Boundary realignments: a. do not result in the creation of additional building development opportunities within the buffer; b. result in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO17 New lots provide a development footprint outside of the buffer.	No example provided.
PO18 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E18** No new lots are created within the buffer area.

PO19 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E19** No new lots are created within the buffer areas.
PO20 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO21 Lots ensure that: a. future development is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$; and iv. redirect or alter the existing flows of surface or groundwater.	**E21.1** Lots provides development footprint for all new lots free from risk of landslide. **E21.2** Development footprints for new lots does not exceed 15% slope.
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.	

PO22 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO23 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E23** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO24 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO25 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E25** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO26	**E26.1**

Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E26.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO27 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park(57)	
PO28 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E28** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	

PO29	E29
Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

9.4.1.3.2 Transition precinct

9.4.1.3.2.1 Purpose - Emerging community - Transition precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Emerging community zone - Transition precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Emerging community zone - Transition precinct specific overall outcomes:

a. Reconfiguring a lot in the Emerging community zone - Transition precinct, where not creating developed lots, does not further fragment land or prevent future development for urban purposes.

b. Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the following:

   i. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development;

   ii. for land in all other areas, a variety of residential lot sizes and a net residential density of between 11-25 lots per hectare;

   iii. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;

   iv. intent and purpose of the Transition precinct outcomes identified in Part 6.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a ‘least risk, least impact’ approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

Figure 9.4.1.3.2.1 Morayfield South urban area

~~**9.4.1.3.2.2 Requirement for assessment**~~

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 9.4.1.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.1.1.1, 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~~
~~RAD1~~	~~PO37~~
~~RAD2~~	~~PO38~~
~~RAD3~~	~~PO39~~
~~RAD4~~	~~PO6~~
~~RAD5~~	~~PO59-PO87~~
~~RAD6~~	~~PO63-PO64~~
~~RAD7~~	~~PO57~~

~~**Part E - Requirements for accepted development - Emerging community - Transition precinct**~~

Table 9.4.1.3.2.1 Requirements for accepted development - Emerging community - Transition precinct

<table>
<tr><th colspan="2">~~Requirements for accepted development~~</th></tr>
<tr><th colspan="2">~~General requirements~~</th></tr>
<tr><th colspan="2">~~Boundary realignment for developed lots only~~</th></tr>
<tr><td>~~RAD1~~</td><td>~~Lots created by boundary realignment:~~
a. ~~contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;~~
b. ~~have constructed road access;~~
c. ~~do not require additional infrastructure connections or modification to existing connections.~~
d. ~~do not result in the creation of any additional lots;~~</td></tr>
<tr><td>~~RAD2~~</td><td>~~Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme requirements.~~
~~Note - examples may include but are not limited to:~~
a. ~~minimum lot size requirements;~~
b. ~~minimum or maximum required setbacks~~
c. ~~parking and access requirements;~~
d. ~~servicing and Infrastructure requirements;~~
e. ~~dependant elements of an existing or approved land use being separately titled, including but not limited to:~~
i. ~~Where premises are approved as Multiple dwelling with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval.~~
ii. ~~Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use.~~
iii. ~~Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.~~</td></tr>
<tr><td>~~RAD3~~</td><td>~~Lots comply with the following minimum lot sizes and dimensions:~~
<table><tr><th>~~Zone (Precinct)~~</th><th>~~Area~~</th><th>~~Frontage~~</th><th>~~Depth~~</th></tr><tr><td>~~Transition precinct - Morayfield South urban area on~~ 'Figure 9.4.1.3.2.1 Morayfield South urban area'</td><td>~~-~~</td><td>~~32 m~~</td><td>~~25 m~~</td></tr><tr><td>~~Transition precinct - all other areas~~</td><td>~~-~~</td><td>~~7.5 m~~</td><td>~~25 m~~</td></tr></table>
~~Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.~~</td></tr>
<tr><td>~~RAD4~~</td><td>~~Boundary realignment in the precinct does not result in more than 4 adjoining lots of the same lot type, as defined in 'Table 9.4.1.3.2.3: Lot Types': Lot Types.~~</td></tr>
</table>

~~Requirements for accepted development~~	
~~RAD5~~	~~Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.~~
~~RAD6~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~RAD7~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~F~~D - Criteria for assessable development - Emerging community - Transition 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~~D, Table 9.4.1.3.2.~~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 9.4.1.3.2.2 Assessable development - Emerging community - Transition precinct

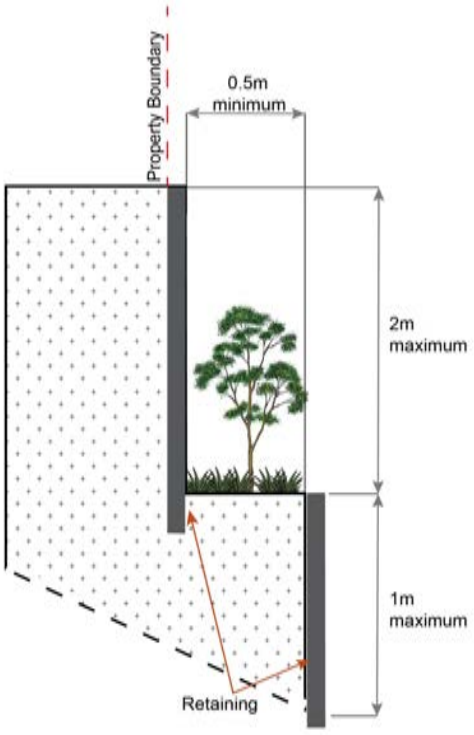
Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Where on a developable lot or creating developable lots	
Lot size and design	
PO1 Reconfiguring a lot does not result in additional lots.	No example provided.
Boundary realignment	
PO2 Boundary realignments do not result in the: a. fragmentation or alienation of the land or result in the loss of land for future urban purposes; b. delay the use of the land for urban purposes; c. existing land uses on-site becoming non-compliant due to: i. lot size; ii. parking requirements; iii. servicing; iv. dependant elements of an existing or approved land use being separately titled. Note - Examples may include but are not limited to:	No example provided.

a. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	
Where on a developed lot or creating developed lots	
Site density	
PO3 Reconfiguring of a lot: a. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', development does not compromise future developments ability to achieve a minimum residential density of 45 dwellings per hectare to ensure efficient use of the land and infrastructure which facilitates feasible public transport patronage and creates a diverse medium density neighbourhood character; or b. for all other land, development achieves a minimum net residential density of 11 lots per hectare, whilst not exceeding 25 lots per hectare, maintaining a diverse medium density neighbourhood character.	No example provided.
Lot design, mix and location	
PO4 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. a Dwelling house including all domestic outbuildings and possible on site servicing requirements (e.g. on-site waste disposal); b. areas for car parking, vehicular access and manoeuvring; c. areas for useable and practical private open space.	**E4.1** For land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', lot sizes comply with Lot Types A, B or F in accordance with Table 9.4.1.6.4.3: Lot Types.
	E4.2 For all other areas, lot sizes and dimensions (excluding any access handles) comply with Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.3.2.3: Lot Types': Lot Types. Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement).
PO5 Reconfiguring a lot provides for a variety of housing options, by way of a mix of lot sizes and dimensions consistent with the density and character of the precinct, whilst facilitating delivery of diversity within the streetscape.	**E5.1** For land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', lot sizes comply with Lot Types A or E in accordance with 'Table 9.4.1.3.2.3: Lot Types' - Lot Types.

	Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
	E5.2 For reconfiguring a lot which creates in excess of 5 new lots, a mix of lot types in accordance with 'Table 9.4.1.3.2.3: Lot Types' are to be incorporated into the development as follows: • 5 - 10 lots - 2 lot types • 11 - 20 lots - 3 lot types • 21 - 50 lots - 4 lot types (must include lot type A) • >50 lots - 5 lot types (must include lot type A) Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
	E5.3 For reconfiguring a lot which creates in excess of 20 new lots, the following minimum percentages of lot types in accordance with 'Table 9.4.1.3.2.3: Lot Types' apply: • Lot Type A - 10% of new lots and Lot Type F - 5% of new lots; or • Lot Type A - 15% of new lots and Lot Type F - 2% of new lots; or • Lot Type A - 15% of new lots and Lot Type B - 15% of new lots. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
PO6 A range of different lots are distributed throughout the development with no one lot type concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking.	**E6.1** Where not accessed via a laneway, a maximum of 4 adjoining lots of the same type in accordance with 'Table 9.4.1.3.2.3: Lot Types' are proposed where fronting the same street.

Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.	**E6.2** Where accessed via a laneway, a maximum of 8 adjoining lots of the same type in accordance with 'Table 9.4.1.3.2.3: Lot Types' are proposed where fronting the same street.
PO7 Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.	**E7.1** Lots with frontages of 7.5 metres or less are located within 200 metres of: • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
	E7.2 Lots with frontages of 32 metres or greater are predominately located on corner lots or lots with dual road frontages, and within 200 metres of: • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
PO8 Narrow lots do not adversely affect the character and amenity of the precinct and ensure that residential uses establish in a manner which facilitates an integrated streetscape, maximises the efficient use of land and achieves a safe and efficient street network. Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.	No example provided.
PO9 Group construction and integrated streetscape solutions are encouraged through the location and grouping of lots suitable for terrace and row housing.	**E9.1** Any lot sharing a boundary with a Lot Type A must contain a mandatory built to boundary wall on the shared boundary.
	E9.2 Driveway crossovers for lots with frontages of less than 10m are paired up to facilitate on-street parking.

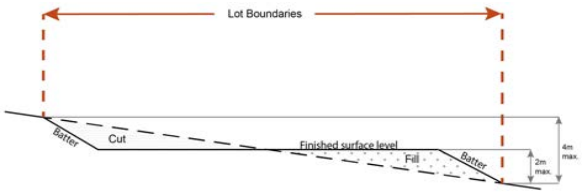
	Note - Driveway locations for lots with frontages of 8.5 metres or less are to be shown on a plan of development in accordance with Planning ~~S~~scheme ~~P~~policy - Residential Design.

Sloping Land	
PO10 Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following: a. The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. The potential for overlooking from public land into private lots is avoided wherever possible; and d. Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E10.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis. **E10.2** Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from natural ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or 

c. where incorporating benching along the short axis (from side to side boundary) of a lot:

   i. The difference between levels at each boundary is no greater than 4m per lot;

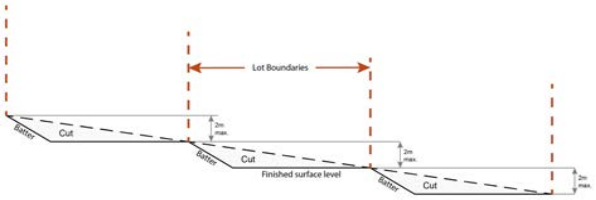
   ii. each bench has a maximum height of 2m (refer Figure below); or



d. where incorporating benching along the long axis (from front to rear boundary):

   i. each bench has a maximum height of 2m;

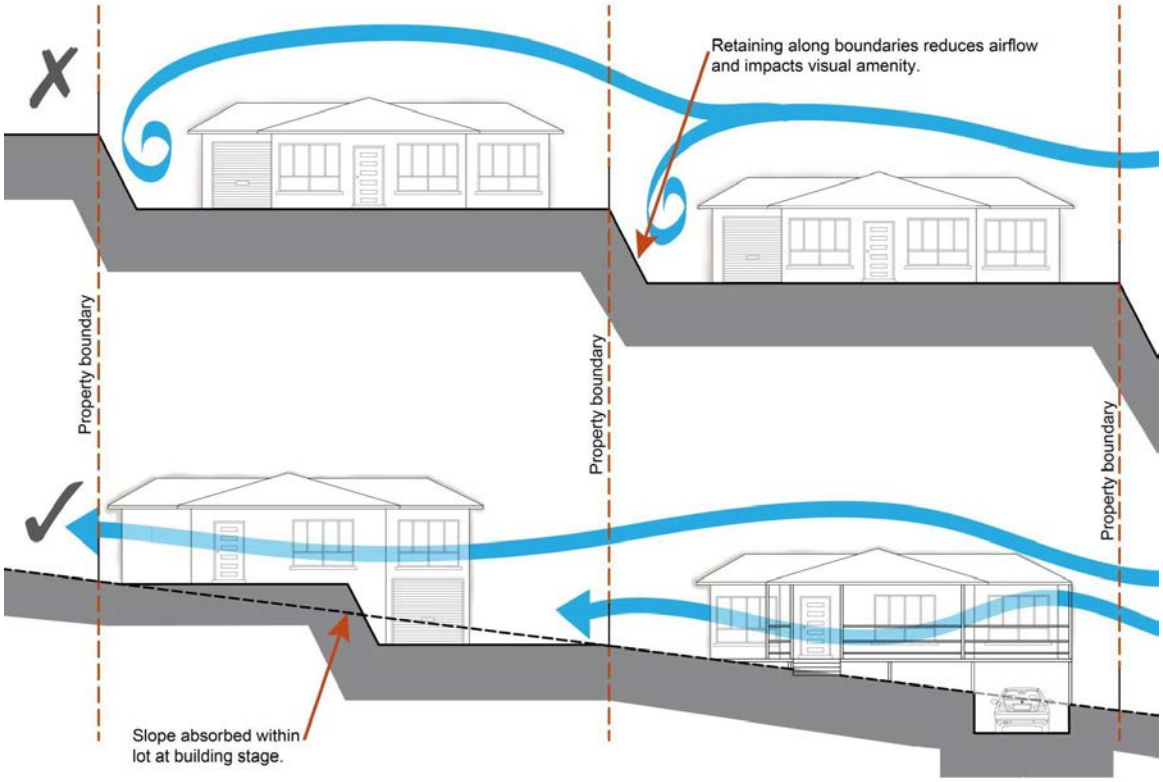
   ii. lots orientate up/down the slope (refer Figure below).



Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

Editor's note - Strict cut and fill requirements apply at the Dwelling house stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design



~~**PO11**~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION	~~**E11**~~ ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION
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 AS 4678 Earth-retaining structures;

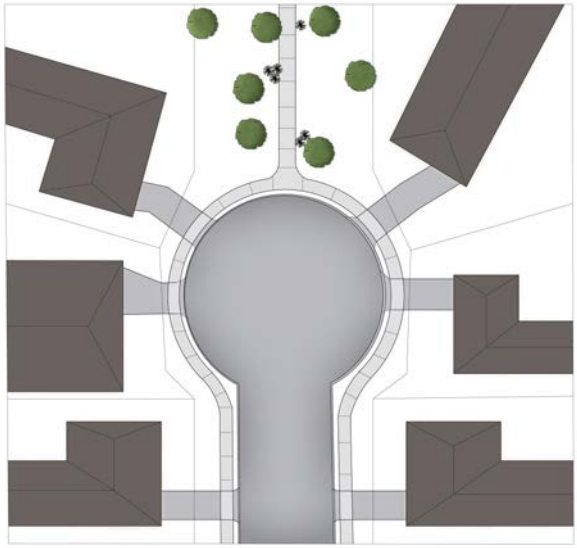
	b. earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses a minimum 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.

Rear lots	
PO12 Rear lots do not establish in the Morayfied South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area'.	No example provided.
PO13 For all other areas, rear lots: a. contribute to the mix of lot sizes; b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle); c. ~~P~~provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear.	No example provided.
PO14 Access handles for rear lots are: a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other.	No example provided.
Street design and layout	
PO15	No example provided.

Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ that facilitates regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO16 Development maintains, contributes to or provides for a s~~S~~treet layout~~s are~~ that is designed to connect to surrounding neighbourhoods, ~~by~~ providing an interconnected street, pedestrian and cyclist network~~s~~ that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas ~~for access and emergency management purposes~~. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome ~~when alternative access points should be provided for emergency management purposes~~.	No example provided.
PO17 Development provides and maintains the connections shown on: a. 'Figure 1 - Morayfield South' - Morayfield South; b. 'Figure 2 - Narangba East' - Narangba East.	No example provided.
PO18 Development maintains, contributes to or provides for a s~~S~~treet layouts that provides an efficient and legible movement network with high levels of connectivity within and external to the to the site by: a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 500m (refer Figure - Street block design); c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form;	No example provided.

d. reducing street block sizes as they approach an activity focus (e.g centre, neighbourhood hub, train station, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO19 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO20 ~~Streets are designed and constructed to cater for:~~ a. ~~safe and convenient pedestrian and cycle movement;~~ b. ~~on street parking adequate to meet the needs of future resident;~~ c. ~~efficient public transport routes;~~ d. ~~expected traffic speeds and volumes;~~ e. ~~utilities and stormwater drainage;~~ f. ~~lot access, sight lines and public safety;~~ g. ~~emergency access and waste collection;~~ h. ~~waste service vehicles;~~ i. ~~required street trees, landscaping and street furniture.~~ ~~Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.~~ 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:	No example provided.

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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO22 Cul-de-sac or dead end streets are not proposed unless: a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO23 Where cul-de-sacs are proposed due to vehicular connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in figure below.	No example provided.

Figure - Cul-de-sac design  Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.	
PO24 Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.	**E24** Street alignment follows ridges or gullies or runs perpendicular to slope.
PO25 Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including: a. controlled solar access & shade provision b. cross-ventilation.	**E25.1** Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below**.**

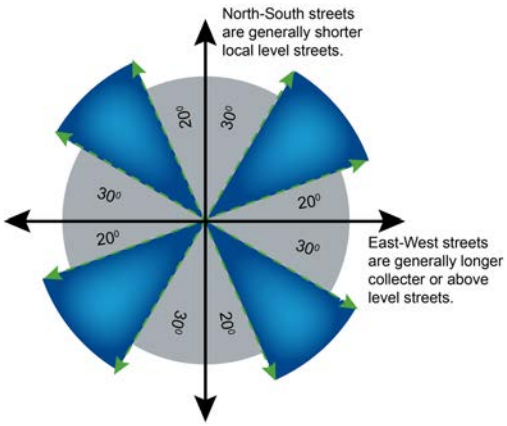
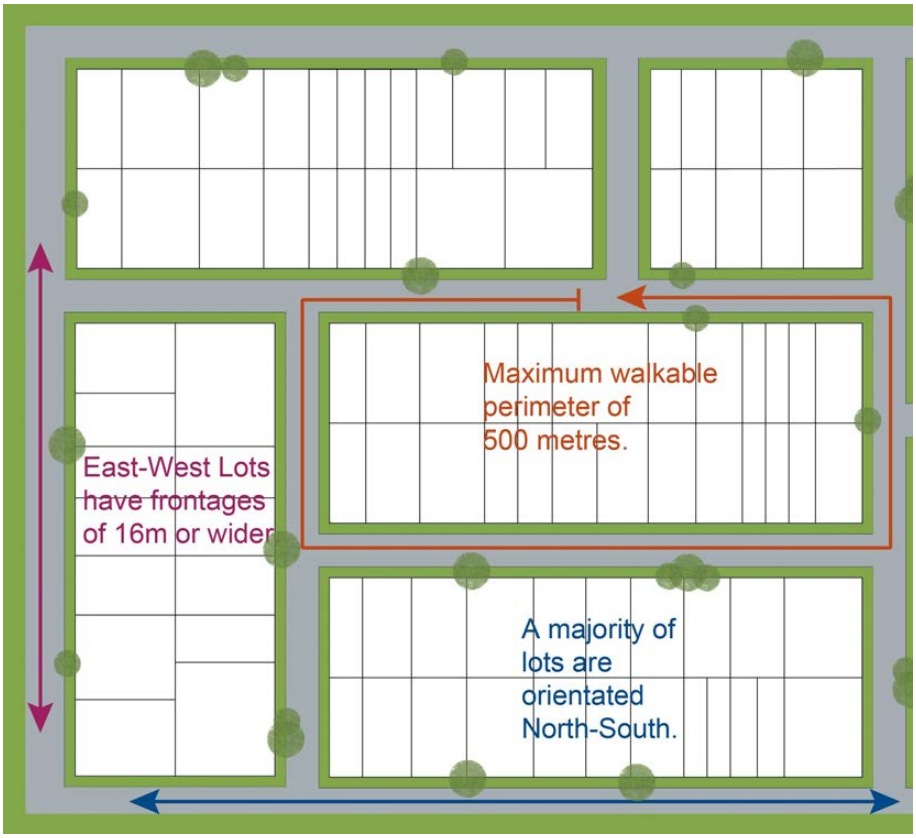
Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solution.	**Figure - Preferred street orientation** 
	E25.2 The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.
	E25.3 Where the long axis of lot~~s~~ boundaries are oriented east west, they are 16m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure -Street block design below.

Figure - Street block design



~~Movement Network~~	
PO26 The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
~~**PO27**~~ ~~The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.~~	~~No example provided.~~
~~**PO28**~~ ~~Movement networks encourage walking and cycling and provide a safe environment for pedestrians and cyclists.~~	~~**E28**~~ ~~Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.~~
PO29 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~	~~No example provided.~~ **E**

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.~~ ~~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.~~ ~~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 4,000m^2 Gross Floor Area (GFA);	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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded 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.

• 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. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	

PO21 Intersections along all streets and roads area located and ~~are~~ designed ~~and constructed~~ to provide ~~for the~~ safe and convenient ~~efficient~~ movements for all users ~~of pedestrians, cyclists, and all forms of light and heavy vehicles~~. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~	**E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. **E** Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: 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:

	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: 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: 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. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.
PO 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 procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy.	**E** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Construct the verge adjoining the development and the carriageway (including development side kerb

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.	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.	and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.
	Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	
PO Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.	
PO 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.	**E** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.	

	E 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.
Laneway design and location	
PO30 Laneway location contributes to a high standard of amenity for adjoining lots and the primary streetscape. Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for Laneways.	**E30** Laneways are primarily used where: a. vehicle access is not permitted from the primary street frontage; or b. limiting vehicle access from the primary street frontage results in a positive streetscape outcome;or c. where lots directly adjoin a local, district or regional Park(57).
PO31 Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for the pedestrian environment whilst contributing to the high level of connectivity of the street network. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E31.1** Laneways are limited to 130m in length.
	E31.2 Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends.
	E31.3 Where laneways exceed 100m in length, a 7m wide mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway.
PO32 Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E32.1** Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other.
	E32.2 Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards. Note - The dedication must allow for street lights on to be provided on Council's standard alignment.

PO	E
Laneway lots adjoining a park have a dedicated pathway as road reserve along the park frontage of the lots to contain all services and a concrete path.	Dedicate a minimum 2.5m as road reserve along the park frontage of the lots to contain all services and a 2m wide concrete path. Note - Electrical, water and sewerage services are not to be located in the laneway. Electrical services that are necessary to provide street lighting in accordance with the relevant Australian Standard may be located in the laneway.
Park(57) and open space	
PO33 A hierarchy of Park(57) and open space is provided to meet the recreational needs of the community. Note - To determine the extent and location of Park(57) and open space required refer to Planning scheme policy - Integrated design. Note - District level Parks(57) or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.	No example provided.
PO34 Park(57) is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park(57) types refer to Planning scheme policy - Integrated design.	No example provided.
PO35 Park(57) is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks(57) refer to Planning scheme policy - Integrated design.	No example provided.
PO36 The safety and useability of Parks(57) is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the Park(57) or open space area.	**E36.1** Local and district Parks(57) are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.
	E36.2 Where lots do adjoin local and district Parks(57), and fencing is provided along the Park(57) boundary, it is located within the lot and at a maximum height of 1m.
	E36.3

	The design of fencing and retaining features allows for safe and direct pedestrian access between the Park(57) and private allotment through the use of private gates and limited retaining features along Park(57) boundaries.
Boundary realignment	
PO37 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO38 Boundary realignment does not result in: a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; c. lots not providing for own private servicing. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	No example provided.
PO39 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct.	**E39** Lot sizes and dimensions (excluding an access handles) comply with:

Note - Refer to overall outcomes for the General residential zone - Next generation neighbourhood precinct for uses consistent in this precinct.	a. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', lot sizes comply with Lot Types A or E in accordance with 'Table 9.4.1.3.2.3: Lot Types': Lot Types; or b. for all other areas, lot sizes and dimensions (excluding any access handles) comply with Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.3.2.3: Lot Types': Lot Types..
Reconfiguring existing development by Community Title	
PO40 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy**(21)** has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy**(21)** to two separate Dwelling houses**(22)**, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses. b. Land on which a Multiple dwelling**(49)** has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.
Reconfiguring by Lease	
PO41 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:	No example provided.

a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling[49] over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling[49]. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO42 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to: a. where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO	No example provided.

Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.

~~Reticulated Supply~~ **Utilities**	
PO43 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the precinct. All services, including water supply, stormwater management, sewage disposal, stormwater disposal, drainage, electricity, telecommunications and gas (if available) are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	**E43** ~~Lots are provided with:~~ a. ~~connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.

Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on	No example provided.

surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO44 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO45 Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~ 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.	~~No example provided.~~ **E** 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

	<table><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></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.
PO46 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO47 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO48 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO49 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO50	No example provided.

A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	
PO~~11~~ Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E~~11~~** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO51 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E51** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO52 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E52** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~PO53~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~PO54~~	~~No example provided.~~

~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
PO Development achieves the greater pollutant removal of: a. no increase in mean annual pollutant loads (TSS, TP, TN and gross pollutants) from the existing land uses; or b. the stormwater management design objectives for post-construction as outlined in Schedule 10 - Stormwater management design objectives. Note - Achievement of this performance outcome may require the development to be in accordance with a stormwater management plan.	No example provided.
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO55 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated ~~vegetated~~ buffers; d. avoid disturbing soils or sediments;	No example provided.

e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	
PO56 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.

Native vegetation where not located in the Environmental areas overlay	
PO57 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation.	No example provided

e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO58 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E58** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
PO Lots that adjoin land in the Rural residential zone establish mitigation measures to reduce the potential amenity issues on Rural residential lots.	**E** A 1.8m high solid screen fence is provided on any boundary that directly adjoins land within the Rural residential zone.
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.	

Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO59 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E59** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO60 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E60** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10 000 litres and located within a development footprint.
PO61 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E61** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road;

	c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO62 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E62** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO63 No new boundaries are to be located within 2m of a High Value Area;	No example provided.
PO64 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E64** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	

PO65 Lots provide a development footprint outside of the buffer.	No example provided.
PO66 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area(refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO67 Lots provide a development footprint outside of the separation area.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO68 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO69 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO70	No example provided.

Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	
PO71 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E71** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO72 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E72** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO73 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO74 Lots provide a development footprint outside of the buffer.	No example provided.
PO75 Adequate buffers are provided between utilities and dwellings to protect residential amenity and health.	**E75** New lots provide a development footprint for utilities and dwellings outside of the buffer.
PO76 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E76** No new lots are created within the buffer area.
PO77 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E77** No new lots are created within the buffer area.

PO78 Boundary realignments: a. do not result in the creation of additional building development opportunities within the buffer; b. result in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO79 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$, and iv. redirect or alter the existing flows of surface or groundwater.	**E79.1** Lots provides development footprint for all lots free from risk of landslide. **E79.2** Development footprints and driveways for lot does not exceed 15% slope.
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.	
PO80 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a	No example provided.

surrounding property, public land, road or infrastructure.	
PO81 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E81** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO82 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO83 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E83** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO84	**E84.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:

Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.
	E84.2 Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO85 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided
Additional criteria for development for a Park(57)	
PO86 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E86** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	

PO87	E87
Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Table 9.4.1.3.2.3: Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage *(metres)*	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth *(metres)*	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	*Mandatory built to boundary both sides.*	*Mandatory built to boundary one side.*	*Mandatory built to boundary one side.*			

Figure 1 - Morayfield South

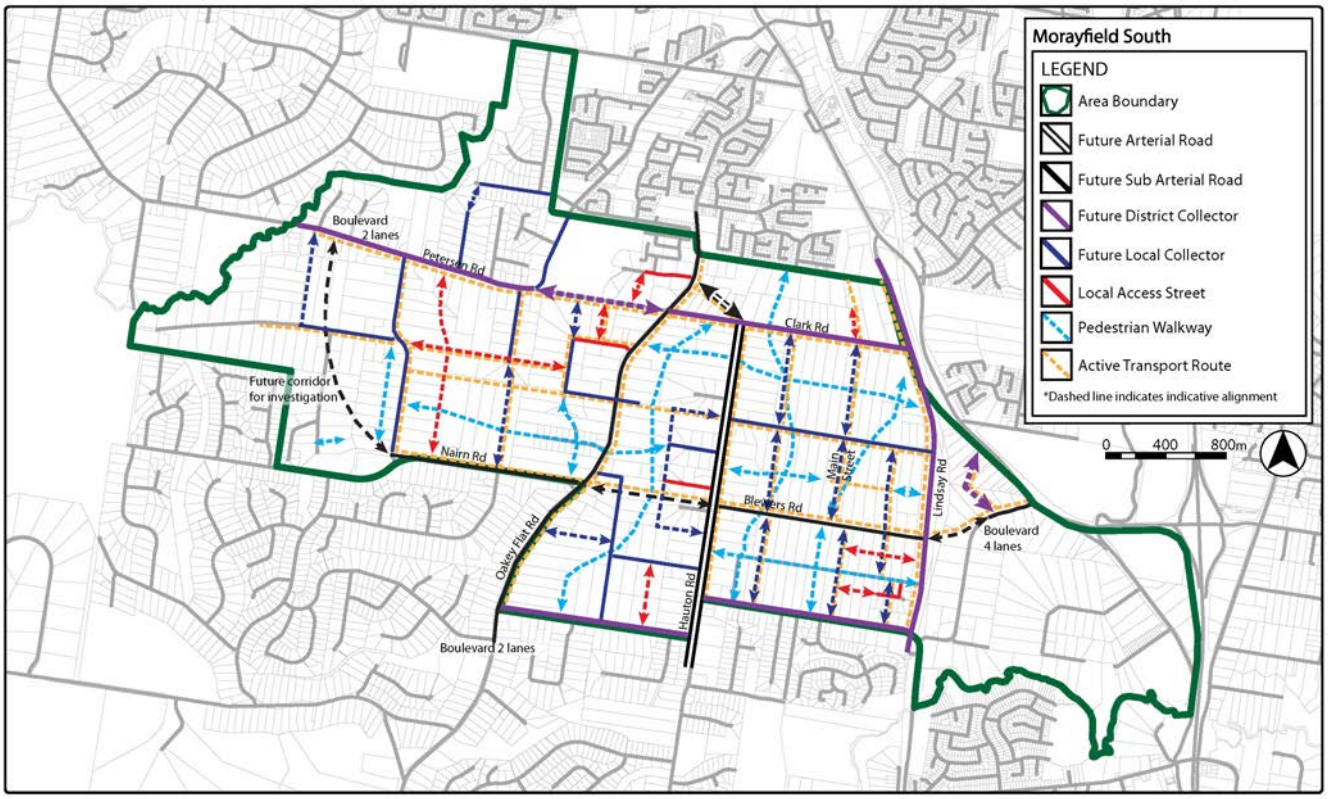
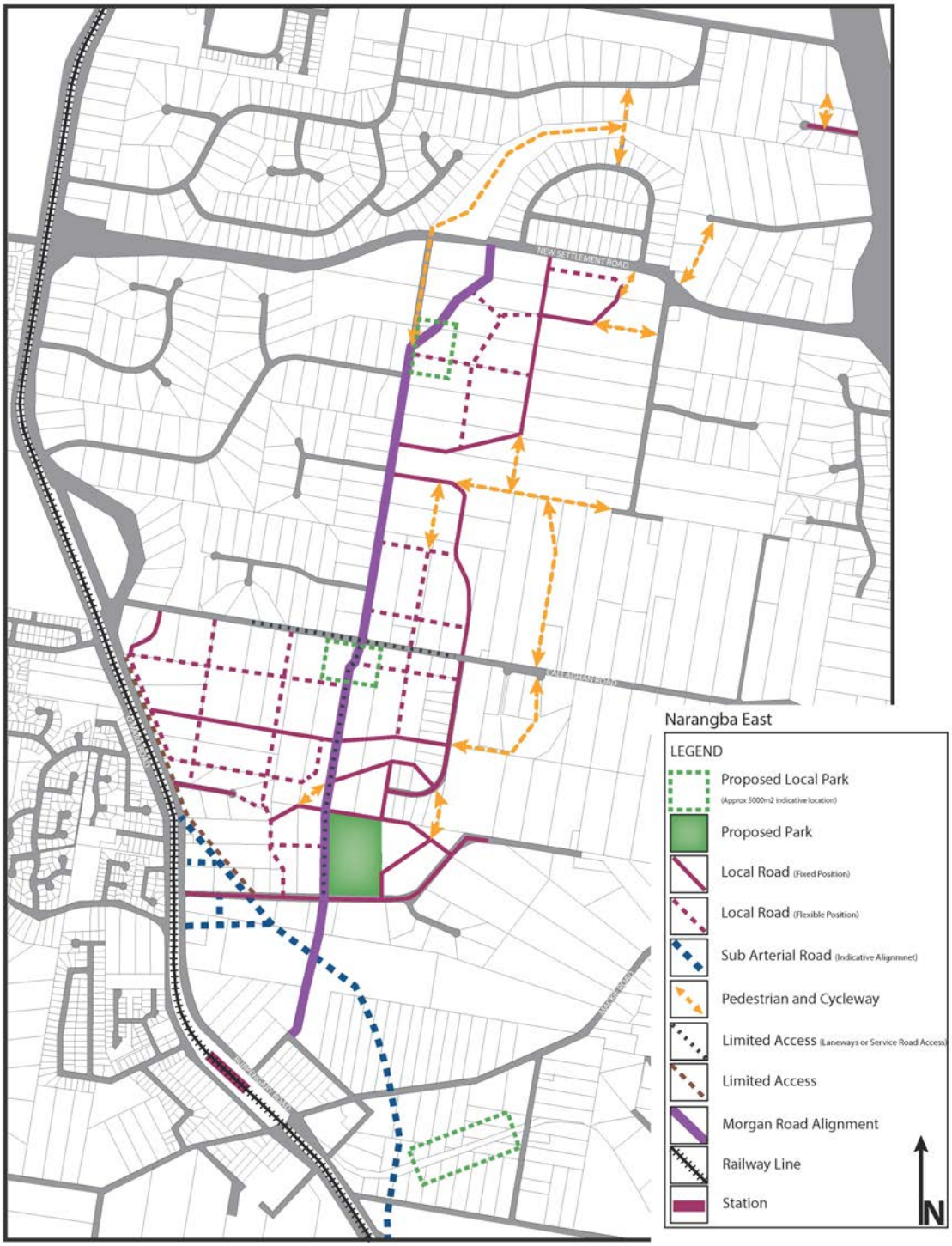


Figure 2 - Narangba East



9.4.1.4 Environmental management and conservation zone

9.4.1.4.1 Purpose - Environmental management and conservation zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Environmental management and conservation zone, to achieve the Overall Outcomes.

2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Environmental management and conservation zone specific overall outcomes:

a. Reconfiguring a lot is of a size and design to serve the the intent and purpose of the Environmental management and conservation zone.

b. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot achieves the intent and purpose of the Environmental management and conservation zone outcomes as identified in Part 6.

9.4.1.4.2 Requirement for assessment

Part ~~G~~E - Criteria for assessable development - Environmental management and conservation zone

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~~E, Table 9.4.1.4.1 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 9.4.1.4.1 Assessable development - Environmental management and conservation zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Reconfiguring a lot provides a lot size and design which accounts for protecting, maintaining and enhancing the ecological, natural and biodiversity values inherent in the zone.	No example provided.
Servicing	
PO2 Each lot is provided with an appropriate level of service and infrastructure commensurate with the proposed use and the purpose and intent of the Environmental management and conservation zone.	No example provided.
Access	
PO3 Vehicle access is provided: a. to each lot; b. in a manner which does not result in the loss of ecological, natural and biodiversity values. Note - To demonstrate achievement of the performance outcomes, an ecological assessment is prepared by a suitably qualified person. Guidance to preparing an ecological assessment is provided in Planning scheme policy - Environmental areas and corridors.	**E3** Vehicle access is located in an area which does not require the clearing of native vegetation, interfere with waterways or unduly disrupt potential fauna movement.
Roadfrontage	
PO4 All new lots have a minimum of road frontage of 25m to allow for safe and convenient access.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO5 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate	No example provided.

of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO6 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E6** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)	

Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO7 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E7** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of at least 1.5 times the predominant mature canopy height; d. to achieve a minimum setback of 10m between development or development footprint and any retained vegetation strips or small areas of vegetation; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO8 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E8** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO9 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E9** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%.

PO10 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E10** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separates the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles. b. Or if the above is not practicable, a fire maintenance trail separates the Lots from hazardous vegetation on adjacent lots incorporating: i. a cleared width of 6m; ii. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; iii. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; iv. passing bays and turning/reversing bays every 200m; v. -an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO11	No example provided.

No new boundaries are to be located within 4m of a High Value Area.	
PO12 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E12** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Heritage and landscape character(refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO13 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO14	No example provided.

Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	
Infrastructure buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO15 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO16 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E16** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO17 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E17** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO18 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO19 Lots provide a development footprint outside of the buffer.	No example provided.
PO20 Adequate buffers are provided between utilities and dwellings to protect residential amenity and health.	**E20** New lots provide a development footprint for utilities and dwellings outside of the buffer.
PO21	**E21**

The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	No new lots are created within the buffer area.
PO22 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E22** No new lots are created within the buffer area.
PO23 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No example provided.
Landfill buffer	
PO24 Lots provide a development footprint outside of the buffer.	No example provided.
PO25 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Wastewater treatment site buffer	
PO26 New lots provide a development footprint outside of the buffer.	No example provided.
PO27 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)	

Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO28 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; and d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$, and iv. redirect or alter the existing flows of surface or groundwater.	**E28.1** Lots provides development footprint for all lots free from risk of landslide. **E28.2** Development footprints and driveways for lot does not exceed 15% slope.
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.	
PO29 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO30 Development: 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.	**E30** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.

Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	
PO31 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO32 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E32** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO33 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E33.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E33.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO34 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:	No example provided.

a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park(57)	
PO35 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E35** 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.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO36 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.	No example provided.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO37 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E37** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

9.4.1.5 Extractive industry zone

9.4.1.5.1 Purpose - Extractive industry zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Extractive industry zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Extractive industry zone specific overall outcomes:

a. Reconfiguring a lot does not compromise the viability of existing and future resource extraction, and ensures existing and future operations are protected from intrusion of incompatible uses.

b. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot achieves the intent and purpose of the Extractive industry zone outcomes as identified in Part 6.

9.4.1.5.2 Requirement for assessment

Part ~~H~~F - Criteria for assessable development - Extractive industry zone

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~~F, Table 9.4.1.5.1 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.

Assessable development - Extractive industry zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot Size	
PO1 Lots are of sufficient size to accommodate land uses consistent in the zone and do not compromise extraction in the key resource areas. Note - Refer to the overall outcomes of Extractive industry zone for a list of consistent uses.	No example provided.
PO2 All new lots created for the purpose of extractive resources have direct access to the Extractive resources transport route.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Noise	
PO3 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active	**E3** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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 be determined if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards. 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.	
PO4 No new boundaries are located within 4m of High Value Areas.	No example provided
PO5 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation;	**E5** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
High voltage electricity line buffer	
PO6 New lots provide a development footprint outside of the buffer.	No example provided.
PO7 Adequate buffers are provided between utilities and dwellings (e.g. Caretaker's accommodation[(10)]) to protect residential amenity and health.	**E7** New lots provide a development footprint for utilities and dwellings (e.g Caretaker's accommodation[(10)]) outside of the buffer.
PO8 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E8** No new lots are created within the buffer area.
PO9 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E9** No new lots are created within the buffer area.
PO10 Boundary realignments:	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
i. do not result in the creation of additional building development opportunities within the buffer; ii. result in the reduction of building development opportunities within the buffer.	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO11 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO12 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E12** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO13 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	
PO14 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E14** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO15 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E15.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E15.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO16 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Additional criteria for development for a Park[57]	
PO17 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E17** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO18 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E18** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

9.4.1.6 General residential zone

9.4.1.6.1 Coastal communities precinct

9.4.1.6.1.1 Purpose - General residential zone - Coastal communities precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the General residential zone - Coastal communities precinct, to achieve the Overall Outcomes.

2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Coastal communities precinct specific overall outcomes:

a. Reconfiguring a lot maintains the low density character of the Coastal communities precinct by not exceeding a net residential density of 11 lots per hectare unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

b. Reconfiguring a lot achieves neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a ‘least risk, least impact’ approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;

   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;

   iv. protecting native species and protecting and enhancing native species habitat;

   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;

   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;

   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;

   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;

iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Coastal communities precinct outcomes as identified in Part 6.

~~**9.4.1.6.1.2 Requirement for assessment**~~

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.4.1.6.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.1.6.1.1, 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.~~

~~Requirements for accepted development (RAD)~~	~~Corresponding performance outcomes~~
~~RAD1~~	~~PO23~~
~~RAD2~~	~~PO24~~
~~RAD3~~	~~PO25~~
~~RAD4~~	~~PO45-PO60~~
~~RAD5~~	~~PO49, PO50~~
~~RAD6~~	~~PO43~~

~~**Part I - Requirements for accepted development - General residential zone - Coastal communities precinct**~~

Table 9.4.1.6.1.1 Requirements for accepted development- General residential zone - Coastal communities precinct

~~**Requirements for accepted development**~~	
~~**General requirements**~~	
~~**Boundary realignment**~~	
~~**RAD1**~~	~~Lots created by boundary realignment:~~ a. ~~contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;~~ b. ~~have constructed road access;~~ c. ~~do not require additional infrastructure connections or modification to existing connections.~~ d. ~~do not result in the creation of any additional lots;~~
~~**RAD2**~~	~~Boundary realignment does not result in existing land uses on site becoming non-complying with planning scheme requirements.~~ ~~Note - Examples may include but are not limited to:~~

	a. ~~minimum lot size requirements;~~ b. ~~minimum or maximum required setbacks~~ c. ~~parking and access requirements;~~ d. ~~servicing and Infrastructure requirements;~~ e. ~~dependant elements of an existing or approved land use being separately titled, including but not limited to:~~ i. ~~Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval.~~ ii. ~~Where a commercial use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or use.~~ iii. ~~Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.~~
~~**RAD3**~~	~~Resulting lots comply with the following minimum lot sizes and dimensions:~~ ~~Zone (Precinct)~~ / ~~Area~~ / ~~Primary Frontage~~ / ~~Depth~~ ~~General residential - Coastal communities precinct~~ / ~~800m²~~ / ~~32 m~~ / ~~25 m~~
~~**RAD4**~~	~~Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.~~
~~**RAD5**~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~**RAD6**~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~J~~G - Criteria for assessable development - General residential zone - Coastal communities precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~J~~G, Table 9.4.1.6.1.~~2~~1 as well as the purpose statement and overall outcomes of this code.

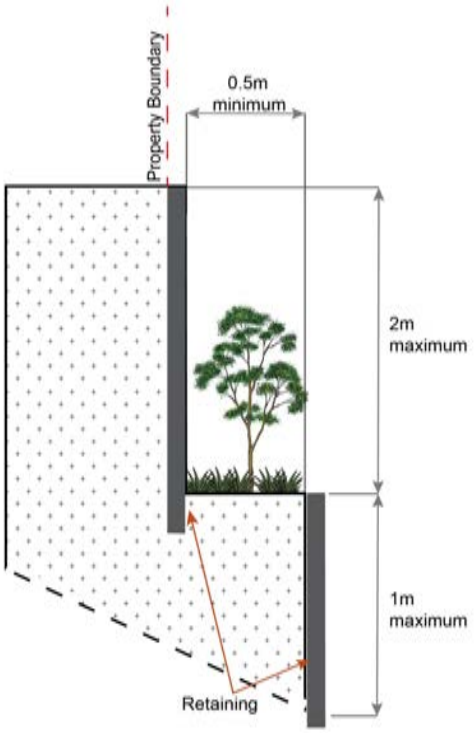
Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.4.1.6.1.2 Assessable development - General residential zone - Coastal communities precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Density	
PO1 Reconfiguring a lot does not exceed a net residential density of 11 lots per hectare unless the resultant lot/s are consistent with the low density and established character of the surrounding neighbourhood.	**E1** Lots have a minimum site area of 600m^2 and a minimum primary frontage of 12.5m.
Lot design, mix and location	

PO2 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. a Dwelling house[22] including all domestic outbuildings and possible on site servicing requirements (e.g. on-site waste disposal); b. areas for car parking, vehicular access and maneuvering; c. areas for useable and practical private open space.	No example provided.
PO3 Reconfiguring a lot does not create medium or high density development being lots with a frontage of less than 10.0 metres.	No example provided.

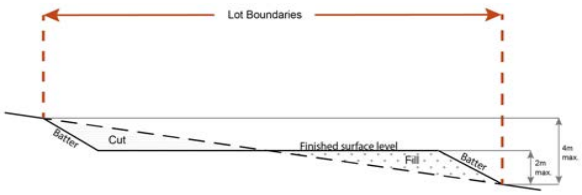
Sloping Land	
PO4 Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following: a. The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. The potential for overlooking from public land into private lots is avoided wherever possible; and d. Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E4.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis. **E4.2** Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from natural ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or



c. where incorporating benching along the short axis (from side to side boundary) of a lot:

   i. The difference between levels at each boundary is no greater than 4m per lot;

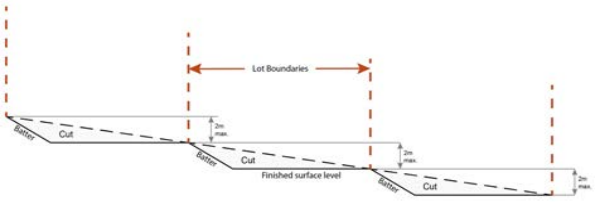
   ii. each bench has a maximum height of 2m (refer Figure below); or



d. where incorporating benching along the long axis (from front to rear boundary):

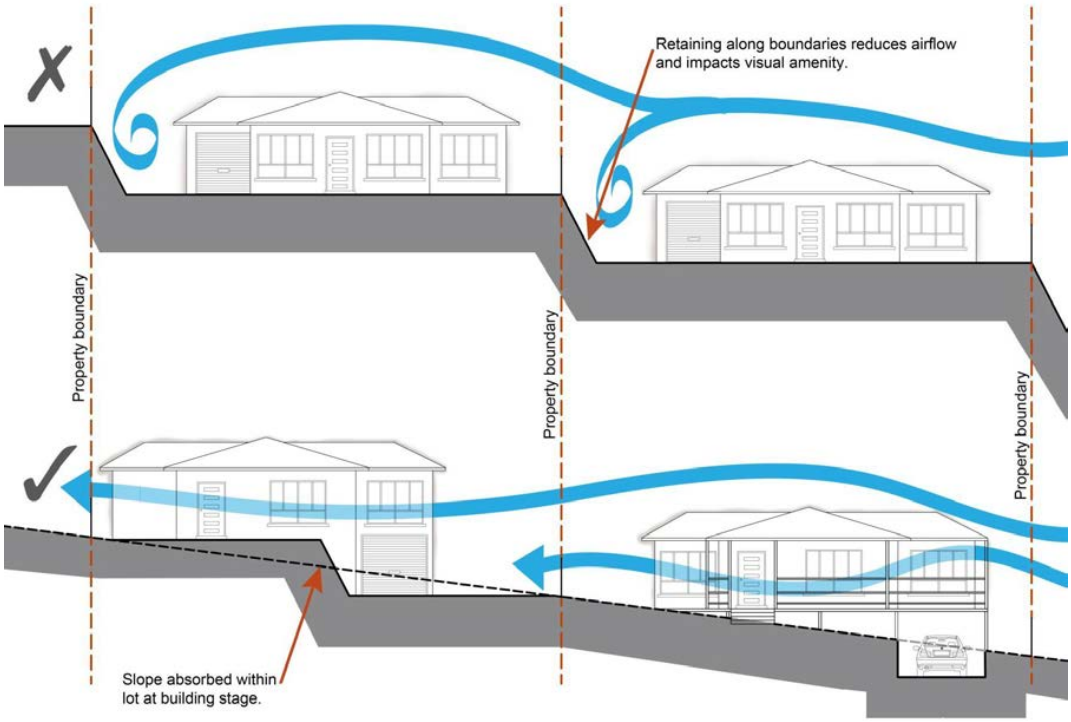
   i. each bench has a maximum height of 2m;

   ii. lots orientate up/down the slope (refer Figure below).



	Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion. Editor's note - Strict cut and fill requirements apply at the Dwelling house stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design

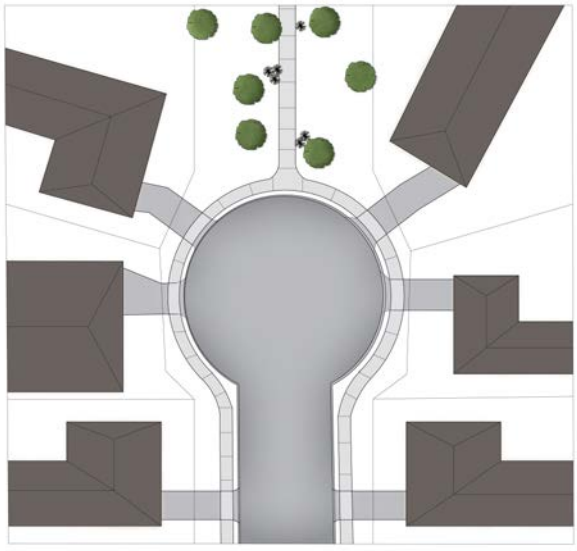


~~**PO5**~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION	~~**E5**~~ ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION
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 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.

Rear lots	
PO6 Rear lots: a. contribute to the mix of lot sizes; b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle); c. Provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear.	No example provided.
PO7 Access handles for rear lots are: a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other.	No example provided.
Street design and layout	
PO8 Development maintains, contributes to or provides for a~~S~~street layout~~s~~ that facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.

PO Development maintains, contributes to or provides for a street layout that is designed to connect to surrounding neighbourhoods, providing an interconnected street, pedestrian and cyclist network that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this 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.
PO9 Development maintains, contributes to or provides for a~~S~~street layout~~s~~ that provides an efficient and legible movement network with high levels of connectivity within and external to the site by: a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 600m; c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus (e.g centre, neighbourhood hub, train stations, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO10 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.	No example provided.
PO14 Cul-de-sac or dead end streets are not proposed unless:	No example provided.

a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; and b. there are no appropriate alternative solutions, or c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO15 Where cul-de-sacs are proposed: a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised.	No example provided.
PO16 Where cul-de-sacs are proposed due to vehicular connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below. **Figure - Cul-de-sac design**  Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.	No example provided.

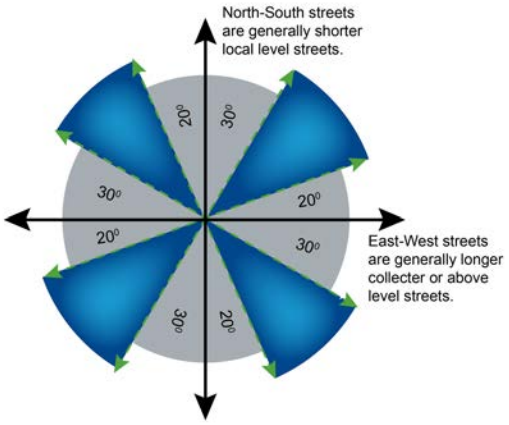
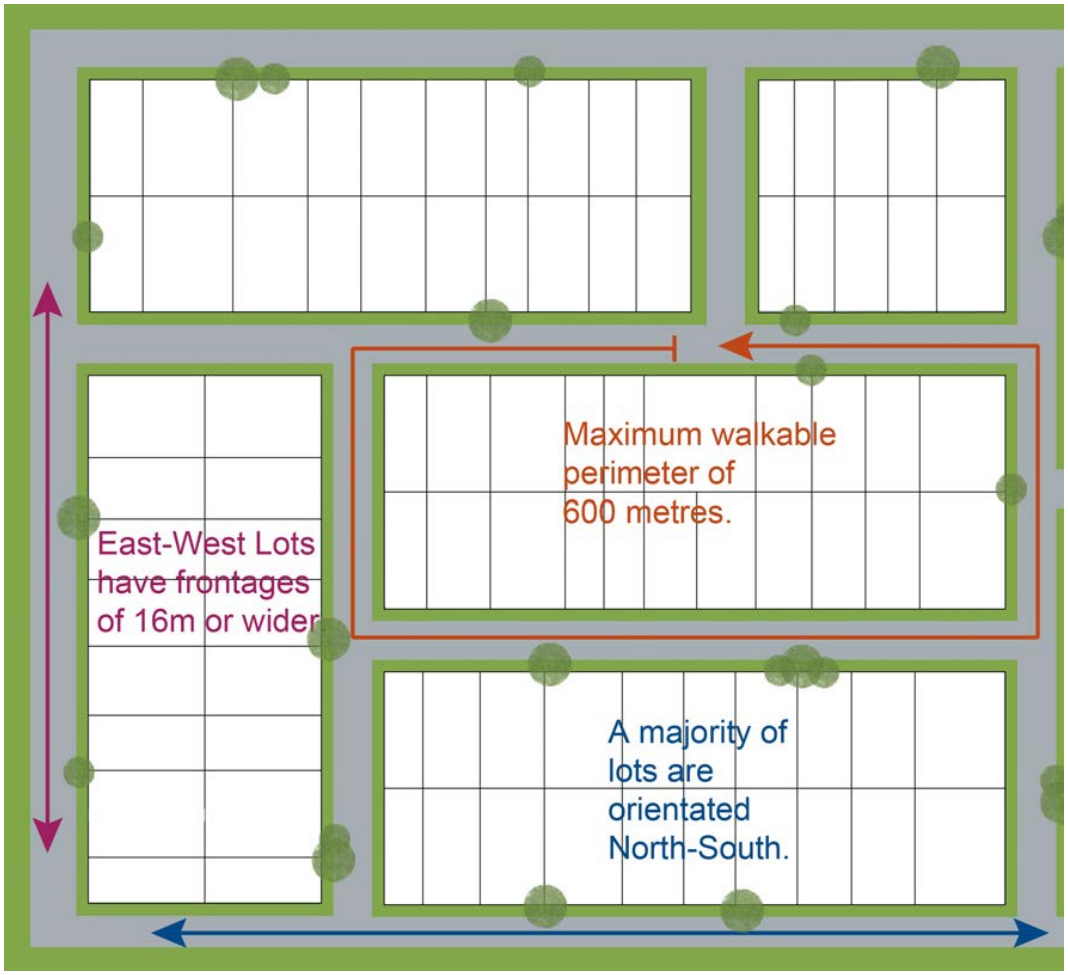
PO17 Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.	**E17** Street alignment follows ridges or gullies or runs perpendicular to slope.
PO18 Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including: a. controlled solar access and shade provision; b. cross-ventilation. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solutions.	**E18.1** Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below. **Figure - Preferred street orientation** 
	E18.2 The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.
	E18.3 Where the long axis of lots boundaries are oriented east west, they are to have a frontage of 16 metres or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design below.

Figure - Street block design



PO11 ~~Streets are designed and constructed to cater for:~~ a. ~~safe and convenient pedestrian and cycle movement;~~ b. ~~on street parking adequate to meet the needs of future residents;~~ c. ~~efficient public transport routes;~~ d. ~~expected traffic speeds and volumes;~~ e. ~~utilities and stormwater drainage;~~ f. ~~lot access, sight lines and public safety;~~ g. ~~emergency access and waste collection;~~ h. ~~waste service vehicles;~~ i. ~~street trees, landscaping and street furniture.~~ ~~Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.~~	No example provided.

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: 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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO13 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.
	E

~~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 4,000m^2 Gross Floor Area (GFA);
- retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA;
- warehouses and Industry greater than 6000m^2 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Note - All turns vehicular access to existing lots is to be retained at upgraded 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.

The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO12 Intersections along all streets and roads are located and~~are~~ designed ~~and constructed~~ to provide ~~for the~~ safe and convenient~~efficient~~ movements for all users~~of pedestrians, cyclists, and all forms of light and heavy traffic~~. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~	~~No example provided.~~ **E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. **E** Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: 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: 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: 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: 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: 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. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this example.
PO 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 boding procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.	**E** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR 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)

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.	<table><tr><td>Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.</td></tr></table> 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.
PO Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO 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.	**E** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E 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.

Park[57] and open space	
PO19 A hierarchy of Parks[57] and open space is provided to meet the recreational needs of the community. Note - To determine the extent of Park[57] and open space required refer to Planning scheme policy - Integrated design. Note - District level Parks[57] or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.	No example provided.
PO20 Park[57] is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park[57] types refer to Planning scheme policy - Integrated design.	No example provided.
PO21 Park[57] is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks[57] refer to Planning scheme policy - Integrated design.	No example provided.
PO22 Parks[57] are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design (CPTED) principles, and access.	**E22.1** Local and district Parks[57] are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park.
	E22.2 Where lots do adjoin local and district Parks[57], and fencing is provided along the Park[57] boundary, it is located within the lot and at a maximum height of 1m.
	E22.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park[57] and private allotments through the use of gates and limited retaining features along Park[57] boundaries.
Boundary realignment	
PO23 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.

PO24 Boundary realignment does not result in: a. existing land uses on site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; c. lots not providing for own private servicing. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	No example provided.
PO25 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the General residential zone - Coastal communities precinct for uses consistent in this precinct.	**E25** Lot sizes and dimensions (excluding any access handles) comply with Lot Types D, E or F in accordance with 'Table 9.4.1.6.1.3 - Lot Types' - Lot Types.
Reconfiguring existing development by Community Title	
PO26 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:	No example provided.

a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy(21) has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy(21) to two separate Dwelling(22) houses, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses. b. Land on which a Multiple dwelling(49) has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Reconfiguring by Lease	
PO27 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling(49) over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling(49). Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.

Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO28 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on site becoming non-complying with the planning scheme criteria. Note - Examples may include but are not limited to: a. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.

~~Reticulated Supply~~Utilities	
PO29	~~**E29**~~ ~~Lots are provided with:~~

~~Each lot is provided with an appropriate level of service and infrastructure, including water supply, stormwater management, sewage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	a. ~~connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.

Stormwater location and design	
PO Where development is for an urban purpose that involves land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO30 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure;	No example provided.

<table>
<tr>
<td>c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle;

d. protecting water quality environmental values of surface and ground waters;

e. minimising capital and maintenance costs of stormwater infrastructure.

Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.

Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</td>
<td></td>
</tr>
<tr>
<td>PO31

Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance.

~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~

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.</td>
<td>~~No example provided.~~

E

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:

<table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</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.</td>
</tr>
<tr>
<td>PO32</td>
<td>No example provided.</td>
</tr>
</table>

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	
PO33 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO34 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO35 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO36 A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	No example provided.
PO~~5~~ Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E~~5~~** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO37 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E37** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.

PO38 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E38** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO39**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~**PO40**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO 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	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.

to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	
PO41 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO42 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.

Native vegetation where not located in the Environmental areas overlay	
PO43 Reconfiguring a lot facilitates the retention of native vegetation by:	No example provided

a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO44 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E44** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.

	Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note -The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO45 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E45** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO46 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E46** For water supply purposes, reconfiguring a lot ensures that:

	a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO47 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E47** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO48 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E48** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design;

	v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas(refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO49 No new boundaries are located within 2m of High Value Areas.	No example provided.
PO50 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation;	**E50** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO51 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO52 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
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.	
PO53 Development:	No example provided.

a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	
PO54 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E54** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO55 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO56 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E56** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO57	**E57.1**

Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.
	E57.2 Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO58 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park(57)	
PO59 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E59** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO60 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E60** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Table 9.4.1.6.1.3 - Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage *(metres)*	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth *(metres)*	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	*Mandatory built to boundary both sides.*	*Mandatory built to boundary one side.*	*Mandatory built to boundary one side.*			

9.4.1.6.2 Suburban neighbourhood precinct

9.4.1.6.2.1 Purpose - General residential zone - Suburban neighbourhood precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the General residential zone - Suburban neighbourhood precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Suburban neighbourhood precinct specific overall outcomes:

a. Reconfiguring a lot maintains the low density character of the Suburban neighbourhood precinct by not exceeding a net residential density of 11 lots per hectare unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

b. Reconfiguring a lot achieves neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Subdivision achieves the intent and purpose of the Suburban neighbourhood precinct outcomes as identified in Part 6.

9.4.1.6.2.2 Requirements for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part K, Table 9.4.1.6.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part K Table 9.4.6.2.1, 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 performance outcomes
RAD1	PO26
RAD2	PO27
RAD2	PO28
RAD2	PO48-PO80
RAD2	PO52-PO53
RAD2	PO46

Part K - Requirements for accepted development - General residential zone - Suburban neighbourhood precinct

Table 9.4.1.6.2.1 Requirements for accepted development - General residential zone - Suburban neighbourhood precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Lots created by boundary realignment: a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections. d. do not result in the creation of any additional lots;
RAD2	Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval. ii. Where a commercial use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.

~~RAD3~~	~~Lots comply with the following minimum lot sizes and dimensions:~~ ~~Zone (Precinct)~~ / ~~Area~~ / ~~Primary Frontage~~ / ~~Depth~~ ~~General residential - Suburban neighbourhood precinct~~ / ~~600m²~~ / ~~12.5 m~~ / ~~25 m~~ ~~Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.~~
~~RAD4~~	~~Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.~~
~~RAD5~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~RAD6~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~L~~H - Criteria for assessable development - General residential zone - Suburban neighbourhood precinct

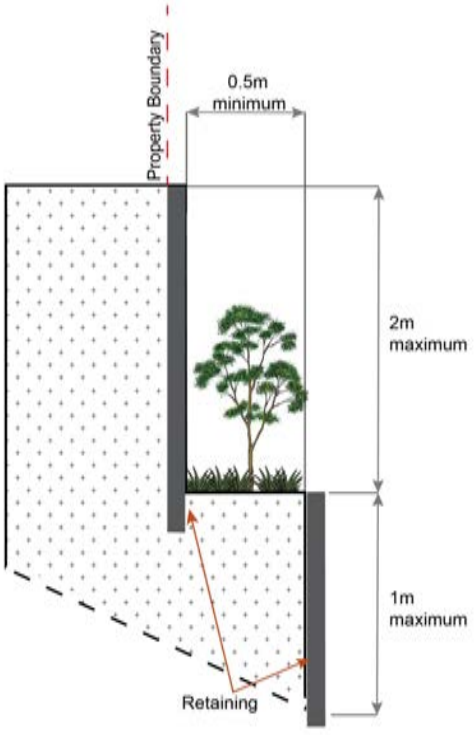
Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~L~~H, Table 9.4.1.6.2.~~2~~1 as well as the purpose statement and overall outcomes of this code.

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

Table 9.4.1.6.2.2 Assessable development - General residential zone - Suburban neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Density	
PO1 Reconfiguring a lot does not exceed a net residential density of 11 lots per hectare unless the resultant lot/s are consistent with the low density and established character of the surrounding neighbourhood.	**E1** Lots have a minimum site area of 600m^2 and a minimum primary frontage of 12.5m.
Lot design, mix and location	
PO2 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. a Dwelling house(22) including all domestic outbuildings and possible on site servicing requirements b. areas for car parking, access and manoeuvring; c. areas for private open space.	No example provided.
PO3	No example provided.

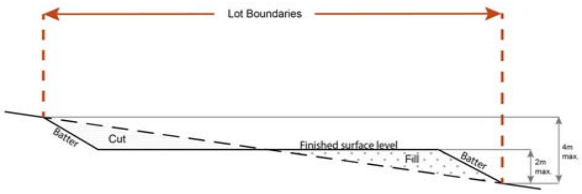
Reconfiguring a lot does not create the opportunity for medium and high density development through the provision of lots with frontages of less than 10m.	

Sloping Land	
PO4 Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following: a. The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. The potential for overlooking from public land into private lots is avoided wherever possible; and d. Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E4.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis. **E4.2** Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from natural ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or 

c. where incorporating benching along the short axis (from side to side boundary) of a lot:

   i. The difference between levels at each boundary is no greater than 4m per lot;

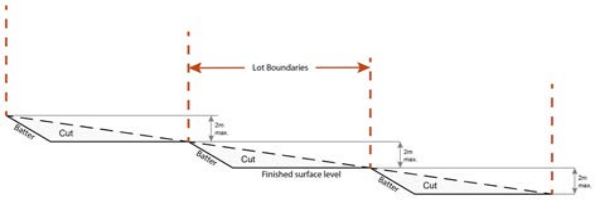
   ii. each bench has a maximum height of 2m (refer Figure below); or



d. where incorporating benching along the long axis (from front to rear boundary):

   i. each bench has a maximum height of 2m;

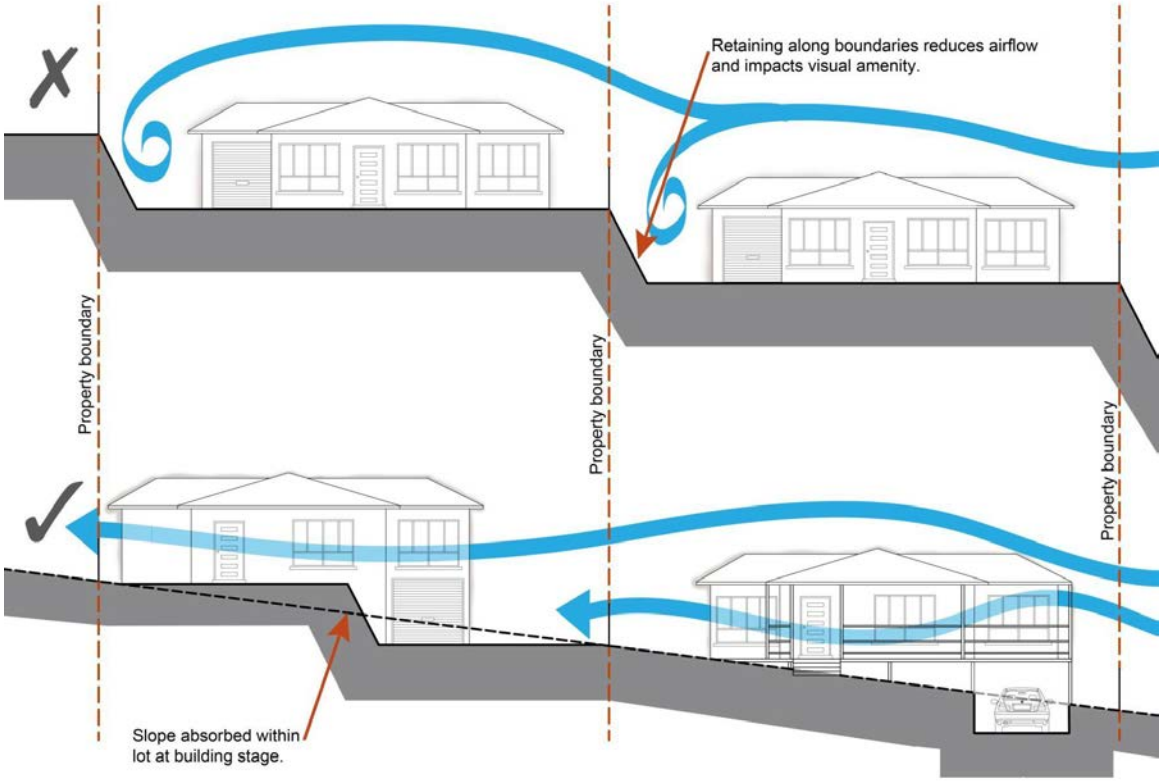
   ii. lots orientate up/down the slope (refer Figure below).



Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

Editor's note - Strict cut and fill requirements apply at the Dwelling house stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design

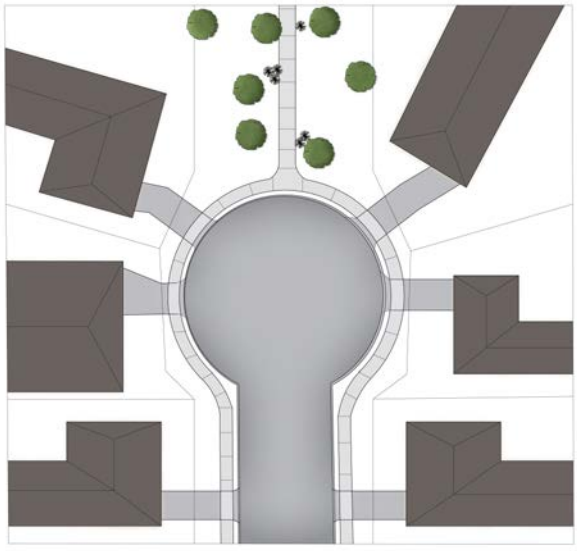


~~**PO5**~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION	~~**E5**~~ ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION
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 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.

Rear lots	
PO6 Rear lots: a. contribute to the mix of lot sizes; b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle); c. Provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear.	No example provided.
PO7 Access handles for rear lots are: a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other.	No example provided.
Street design and layout	
PO8 Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ that facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers. Note - Refer to Planning scheme policy Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.

PO Development maintains, contributes to or provides for a street layout that is designed to connect to surrounding neighbourhoods, providing an interconnected street, pedestrian and cyclist network that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. 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.
PO9 Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ that provides an efficient and legible movement network with high levels of connectivity within and external to the site by: a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 600m; c. providing a variety of street block sizes to facilitate a range of intensity and sale in built form; d. reducing street block sizes as they approach an activity focus. (e.g. centre, neighbourhood hub, train station, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO10 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.	No example provided.
PO13 Cul-de-sacs or dead end streets are not proposed unless:	No example provided.

a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO14 Where cul-de-sacs are proposed: a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised.	No example provided.
PO15 Where cul-de-sacs are proposed due to vehicluar connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below. **Example Cul-de-sac design**  Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.	No example provided.

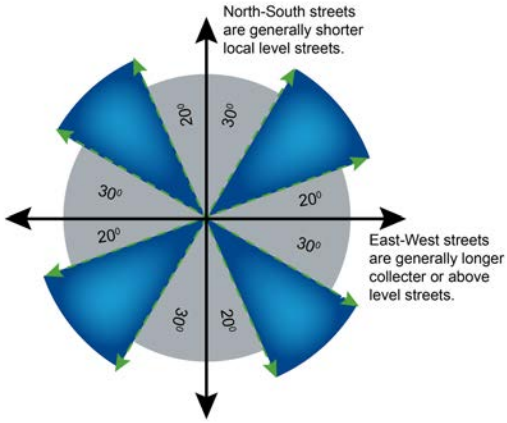
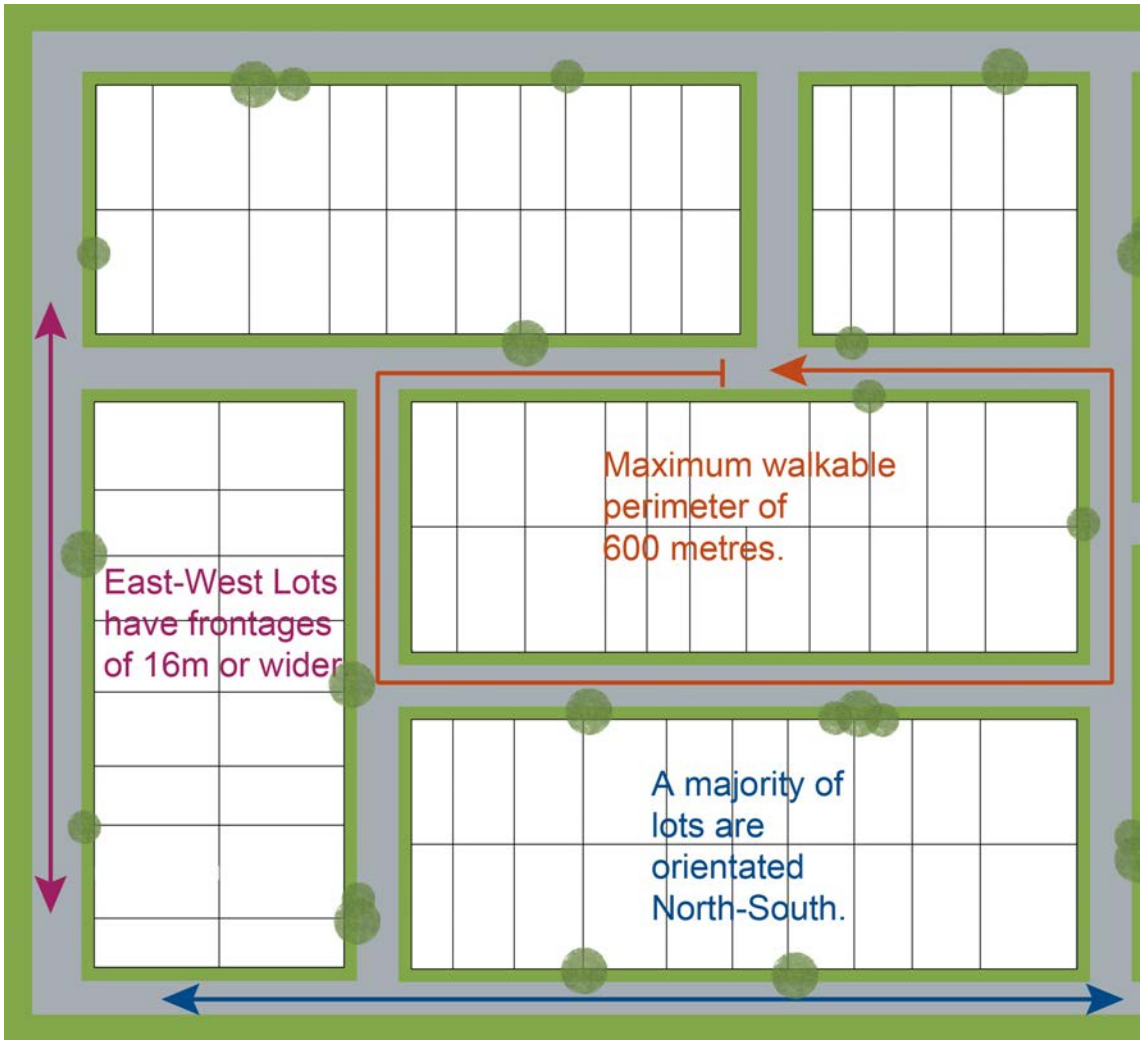
PO16 Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.	**E16** Street alignment follows ridges or gullies or runs perpendicular to slope.
PO17 Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including: a. controlled solar access & shade provision; b. cross-ventilation Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solutions.	**E17.1** Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below**.** **Figure - Preferred street orientation** 
	E17.2 The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.
	E17.3 Where the long axis of lot~~s~~ boundaries are oriented east west, they are to have a frontage of 16 metres or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design below.

Figure - Street block design



~~Movement Network~~	
PO18 The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
~~**PO19**~~ ~~The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.~~	~~No example provided.~~
~~**PO20**~~ ~~Movement networks encourage walking and cycling and provide a safe environment for pedestrians and cyclists.~~	~~**E20**~~ ~~Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.~~

PO11 ~~Streets are designed and constructed to cater for:~~ a. ~~safe and convenient pedestrian and cycle movement;~~ b. ~~on street parking adequate to meet the needs of future residents;~~ c. ~~efficient public transport routes;~~ d. ~~expected traffic speeds and volumes;~~ e. ~~utilities and stormwater drainage;~~ f. ~~lot access, sight lines and public safety;~~ g. ~~emergency access and waste collection;~~ h. ~~waste service vehicles;~~ i. ~~required street trees, landscaping and street furniture.~~ ~~Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.~~ 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: 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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.

PO21 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~ ~~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;	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded 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.

• 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 4,000m^2 Gross Floor Area (GFA); • retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • warehouses and Industry greater than 6000m^2 GFA; • on-site carpark greater than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO12 Intersections along all streets and roads area located and ~~are~~ designed ~~and constructed~~ to provide for the safe and convenient ~~efficient~~ movements for all users ~~of pedestrians, cyclists, and all forms of light and heavy vehicles~~. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~	~~No example provided.~~ **E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. **E** Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: 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: 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: 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: 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: i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precicint; ii. 500 metres in the Next generation neighbourhood precinct; iii. 400 metres in the Urban neighbourhood precinct. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this example.
PO	**E**

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 boding procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	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** Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. **Minimum construction** 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 land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads. Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO	**E**

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.	Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E 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.

Park(57) and open space	
PO22 A hierarchy of Parks(57) and open space is provided to meet the recreational needs of the community. Note - To determine the extent of Park(57) and open space required refer to Planning scheme policy - Integrated design. Note - District level Parks(57) or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.	No example provided.
PO23 Park(57) is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park (57)types refer to Planning scheme policy - Integrated design.	No example provided.
PO24 Park(57) is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks(57) refer to Planning scheme policy - Integrated design.	No example provided.
PO25 Parks(57) are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design (CPTED) principles, and access.	**E25.1** Local and district Parks(57) are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park.
	E25.2

	Where lots do adjoin local and district Parks[57], and fencing is provided along the Park[57]boundary, it is located within the lot and at a maximum height of 1m.
	E25.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park[57] and private allotments through the use of gates and limited retaining features along Park[57] boundaries.
Boundary realignment	
PO26 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO27 Boundary realignment does not result in: a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; Note - Examples of a. above may include but are not limited to: a. minimum lot size requirements; b. setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling[49] with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling[49] approval. ii. Where a commercial or industrial land use contains an ancillary office[53], the office[53] cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.
PO28	**E28**

Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the General residential zone - Suburban neighbourhood precinct for uses consistent in this precinct.	Lot sizes and dimensions comply (excluding any access handles) with Lot Types D, E or F in accordance with Table 9.4.1.6.2.3: Lot Types.
Reconfiguring existing development by Community Title	
PO29 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy**(21)** has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy**(21)** to two separate Dwelling**(22)** houses, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses. b. Land on which a Multiple dwelling**(49)** has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.
Reconfiguring by Lease	
PO30 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:	No example provided.

a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling[49] over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling[49]. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO31 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - An example may include but are not limited to: a. where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.
Access Easement	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO	No example provided.

Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.

~~Reticulated Supply~~ **Utilities**	
PO32 ~~Each lot is provided with an appropriate level of service and infrastructure, including water supply, stormwater management, sewage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	~~E32~~ ~~Lots are provided with:~~ a. ~~connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.

Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, 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.	No example provided.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO33 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO34 Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~ 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.	~~No example provided.~~ **E** 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

	<table><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></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.
PO35 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO36 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO37 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO38 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO39 A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	No example provided.
PO~~5~~	**E~~5~~**

Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO40 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E40** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO41 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E41** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO42**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~**PO43**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~	~~No example provided.~~

~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO44 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated ~~vegetated~~ buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO45 Design and construction of the stormwater management system:	No example provided.

a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	

Native vegetation where not located in the Environmental areas overlay	
PO46 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	No example provided.
Noise	
PO47 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape.	**E47** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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

Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO48 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E48** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.

PO49 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E49** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO50 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E50** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO51 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E51** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%;

	iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO52 No new boundaries are located within 2m of High Value Areas.	No example provided
PO53 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation;	**E53** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Extractive resources transport route buffer(refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO54 Lots provide a development footprint outside of the buffer.	No example provided.
PO55 Access to a new lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area(refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO56 Lots provide a development footprint outside of the separation area.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO57 Lots do not: a. reduce public access to a heritage place, building, item or object;	No example provided.

b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	
PO58 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO59 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO60 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E60** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO61 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E61** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO62 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	

PO63 New lots provide a development footprint outside of the buffer.	No example provided.
PO64 The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E64** No new lots are created within the buffer area.
PO65 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E65** No new lots are created within the buffer area.
PO66 Boundary realignments: i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No example provided.
Landfill buffer	
PO67 Lots provide a development footprint outside of the buffer.	No example provided.
PO68 Boundary realignments: i. do not result in the creation of additional building development within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Wastewater treatment site buffer	
PO69 New lots provide a development footprint outside of the buffer.	No example provided.
PO70 Boundary realignments:	No example provided.

i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note -The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO71 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; and d. earthworks do not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m^3.; iv. redirect or alter the existing flows of surface or groundwater.	**E71.1** Lots provides a development footprint free from risk of landslide. **E71.2** Development footprints and driveways for lots does not exceed 15% slope.
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.	
PO72 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.

PO73 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E73** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO74 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO75 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E75** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO76 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development	**E76.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.

does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E76.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO77 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided
Additional criteria for development for a Park(57)	
PO78 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E78** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO79 Lots are designed to:	**E79** Reconfiguring a lot ensures that:

a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO80 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation and coastal trees; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1.5m in height.	No example provided.

9.4.1.6.3 Next generation neighbourhood precinct

9.4.1.6.3.1 Purpose - General residential zone - Next generation neighbourhood precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the General residential zone - Next generation neighbourhood precinct, to achieve the Overall Outcomes.

2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Next generation neighbourhood precinct specific overall outcomes:

a. Reconfiguring a lot achieves a variety of lot sizes and net residential density of between 11-25 lots per hectare.

b. Reconfiguring a lot achieves neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a ‘least risk, least impact’ approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;

   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;

   iv. protecting native species and protecting and enhancing native species habitat;

   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;

   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;

   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;

   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;

   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Next generation neighbourhood precinct outcomes as identified in Part 6.

9.4.1.6.3.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part M, Table 9.4.1.6.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.1.6.3.1, 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 performance outcomes~~
~~RAD1~~	~~PO34~~
~~RAD2~~	~~PO35~~
~~RAD3~~	~~PO36~~
~~RAD4~~	~~PO4~~
~~RAD5~~	~~PO56-PO88~~
~~RAD6~~	~~PO60-PO61~~
~~RAD7~~	~~PO54~~

~~**Part M - Requirements for accepted development - General residential zone - Next generation neighbourhood precinct**~~

Table 9.4.1.6.3.1 Requirements for accepted development - General residential zone - Next generation neighbourhood precinct

~~**Requirements for accepted development**~~	
~~**General requirements**~~	
~~**Boundary realignment**~~	
~~**RAD1**~~	~~Lots created by boundary realignment:~~ a. ~~contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;~~ b. ~~have constructed road access;~~ c. ~~do not require additional infrastructure connections or modification to existing connections.~~ d. ~~do not result in the creation of any additional lots;~~
~~**RAD2**~~	~~Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme requirements.~~ ~~Note - Examples may include but are not limited to:~~ a. ~~minimum lot size requirements;~~ b. ~~minimum or maximum required setbacks~~ c. ~~parking and access requirements;~~

	d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.
RAD3	Lots comply with the following minimum lot sizes and dimensions: **Zone (Precinct)** / **Area** / **Frontage** / **Depth** General Residential - Next generation neighbourhood precinct / - / 7.5 m / 25 m 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.
RAD4	Boundary realignment in the precinct does not result in more than 4 adjoining lots of the same lot type, as defined in 'Table 9.4.1.6.3.3 - Lot Types' - Lot Types.
RAD5	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.
RAD6	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.
RAD7	Boundary realignment does not result in the clearing of any Habitat trees.

Part NI - Criteria for assessable development - General residential zone - Next generation neighbourhood 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 NI, Table 9.4.1.6.3.21 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 9.4.1.6.3.2 Assessable development - General residential zone - Next generation neighbourhood precinct

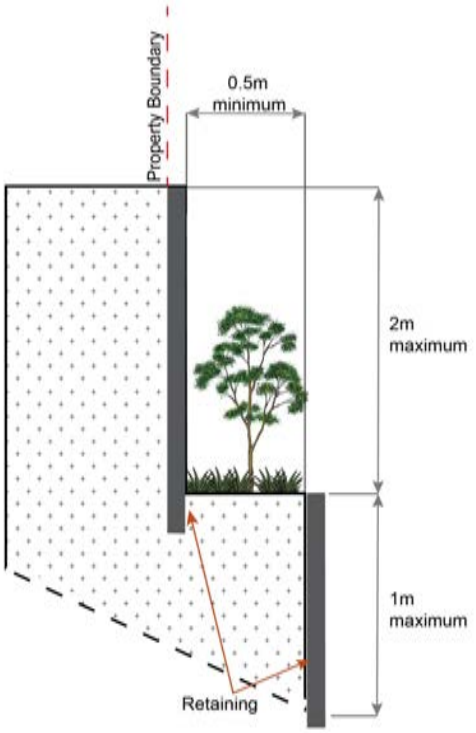
Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Density	
PO1 Reconfiguring of a lot achieves a minimum net residential density of 11 lots per hectare, whilst not exceeding 25 lots per hectare, maintaining a diverse medium density neighbourhood character.	No example provided.

Lot design, mix and location	
PO2 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. a Dwelling house including all domestic outbuildings and possible on site servicing requirements (e.g. on-site waste disposal); b. areas for car parking, vehicular access and manoeuvring; c. areas for useable and practical private open space.	**E2** Lot sizes and dimensions (excluding any access handles) comply with Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.6.3.3 - Lot Types' - Lot Types. Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement).
PO3 Reconfiguring a lot provides for a variety of housing options, by way of a mix of lot sizes and dimensions consistent with the medium density character of the precinct, whilst facilitating delivery of diversity within the streetscape.	**E3.1** For reconfiguring a lot which creates in excess of 5 new lots, a mix of lot types in accordance with 'Table 9.4.1.6.3.3 - Lot Types' are to be incorporated into the development as follows: • 5 - 10 lots - 2 lot types • 11 - 20 lots - 3 lot types • 21 - 50 lots - 4 lot types (must include lot type A) • >50 lots - 5 lot types (must include lot type A) 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.
	E3.2 For reconfiguring a lot which creates in excess of 20 new lots, the following minimum percentages of lot types in accordance with 'Table 9.4.1.6.3.3 - Lot Types' apply: • Lot Type A - 10% of new lots and Lot Type F - 5% of new lots; or • Lot Type A - 15% of new lots and Lot Type F - 2% of new lots; or • Lot Type A - 15% of new lots and Lot Type B - 15% of new lots. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on

	adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
PO4 A range of different lots are distributed throughout the development with no one lot type concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking. Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.	**E4.1** Where not accessed via a laneway, a maximum of 4 adjoining lots of the same type in accordance with 'Table 9.4.1.6.3.3 - Lot Types' are proposed where fronting the same street.
	E4.2 Where accessed via a laneway, a maximum of 8 adjoining lots of the same type in accordance with 'Table 9.4.1.6.3.3 - Lot Types' are proposed where fronting the same street.
PO5 Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.	**E5.1** Lots with frontages of 7.5 metres or less are located within 200 metres of: • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
	E5.2 Lots with frontages of 32 metres or greater are predominately located on corner lots or lots with dual road frontages, and within 200 metres of: • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
PO6 Narrow lots do not adversely affect the character and amenity of the precinct. Residential uses establish in a manner which facilitates an integrated streetscape, maximises the efficient use of land and achieves a safe and efficient street network. Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.	No example provided.

PO7 Group construction and integrated streetscape solutions are encouraged through the location and grouping of lots suitable for terrace and row housing.	**E7.1** Any lot sharing a boundary with a Lot Type A must contain a mandatory built to boundary wall on the shared boundary. Note - Built to boundary walls for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.
	E7.2 Driveway crossovers for lots with frontages of less than 10m are paired up to facilitate on-street parking. Note - Driveway locations for lots with frontages of 8.5 metres or less are to be shown on a plan of development in accordance with Planning Scheme Policy - Residential Design.

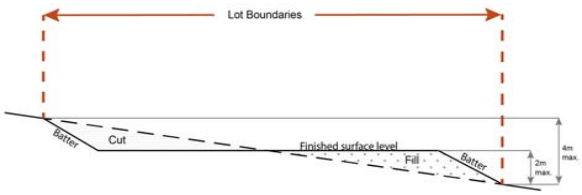
Sloping Land	
PO8 Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following: a. The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. The potential for overlooking from public land into private lots is avoided wherever possible; and d. Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E8.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis.
	E8.2 Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from natural ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or



c. where incorporating benching along the short axis (from side to side boundary) of a lot:

   i. The difference between levels at each boundary is no greater than 4m per lot;

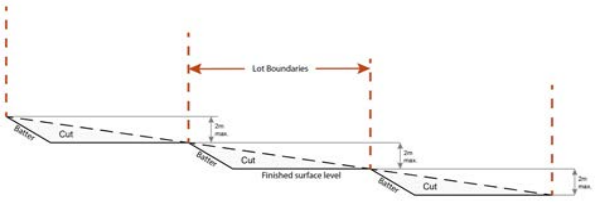
   ii. each bench has a maximum height of 2m (refer Figure below); or



d. where incorporating benching along the long axis (from front to rear boundary):

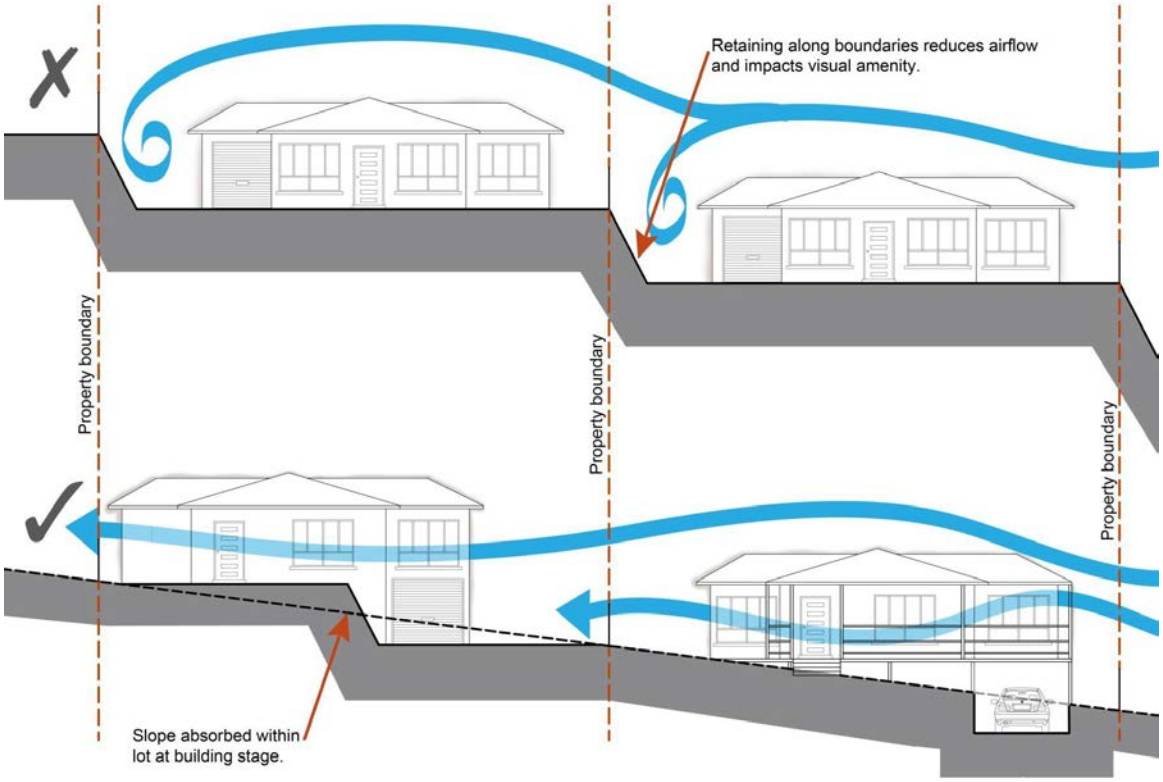
   i. each bench has a maximum height of 2m;

   ii. lots orientate up/down the slope (refer Figure below).



	Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion. Editor's note - Strict cut and fill requirements apply at the Dwelling house stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design



~~**PO9**~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION	~~**E9**~~ ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION
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 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.

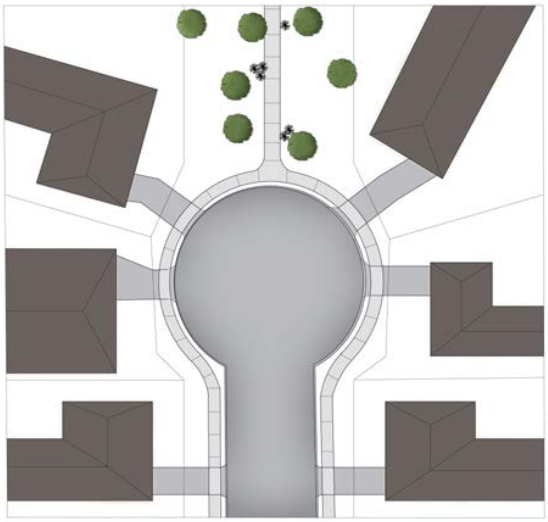
Rear lots	
PO10 Rear lots: a. contribute to the mix of lot sizes; b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle); c. Provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear.	No example provided.
PO11 Access handles for rear lots are: a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other.	No example provided.
Street design and layout	
PO12 Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ ~~that~~ facilitates regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers.	No example provided.

Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO13 Development maintains, contributes to or provide for a s~~S~~treet layout~~s are~~that is designed to connect to surrounding neighbourhoods~~,by~~ providing an interconnected street, pedestrian and cyclist network~~s~~ that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas ~~for access and emergency management purposes~~. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above outcome~~when alternative access points should be provided for emergency management purposes~~.	**E13.1** Development provides and maintains the connections shown on~~:~~ the movement figures located in Planning scheme policy - Neighbourhood design (Appendix A). a. ~~'Figure 1 - Dakabin' - Dakabin;~~ b. ~~'Figure 2 - Griffin' - Griffin;~~ c. ~~'Figure 3 - Mango Hill East' - Mango Hill East;~~ d. ~~'Figure 4 - Murrumba Downs' - Murrumba Downs;~~ e. ~~'Figure 5 - Narangba east' - Narangba East;~~ f. ~~'Figure 6 - Rothwell' - Rothwell.~~ **E13.2** For~~All other~~ areas not shown on a movement figure located in Appendix A of Planning scheme policy - Neighbourhood design, no example is provided. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the performance outcome.~~when alternative access points should be provided for emergency management purposes.~~
PO14 Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~that provide~~s~~ an efficient and legible movement network with high levels of connectivity within and external to the site by: a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 500m (refer Figure - Street block design); c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus (e.g. centre, neighbourhood hub, train station, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure.	No example provided.

Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO15 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO16 ~~Streets are designed and constructed to cater for:~~ a. ~~safe and convenient pedestrian and cycle movement;~~ b. ~~on street parking adequate to meet the needs of future residents;~~ c. ~~efficient public transport routes;~~ d. ~~expected traffic speeds and volumes;~~ e. ~~utilities and stormwater drainage;~~ f. ~~lot access, sight lines and public safety;~~ g. ~~emergency access and waste collection;~~ h. ~~waste service vehicles;~~ i. ~~required street trees, landscaping and street furniture.~~ ~~Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.~~ 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: 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;adequate on street parking; c. stormwater drainage paths and treatment facilities; d. efficient public transport routes;	No example provided.

e. utility services location; f. emergency access and waste collection; g. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; h. expected traffic speeds and volumes; and i. wildlife movement. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO18 Cul-de-sac or dead end streets are not proposed unless: a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO19 Where cul-de-sacs are proposed: a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised.	No example provided.
PO20 Where cul-de-sacs are proposed due to connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below.	No example provided.

Example Cul-de-sac design



Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.

PO21

Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.

E21

Street alignment follows ridges or gullies or runs perpendicular to slope.

PO22

Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:

a. controlled solar access & shade provision;

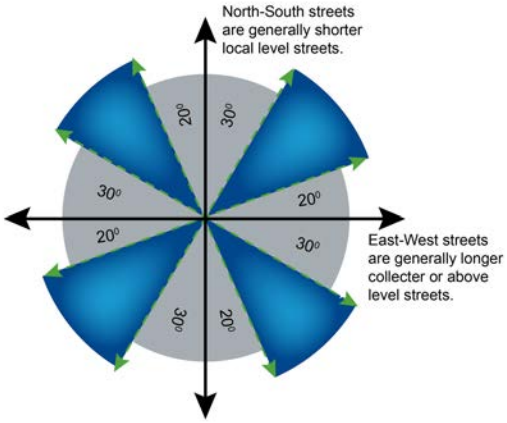
b. cross-ventilation.

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solution.

E22.1

Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below**.**

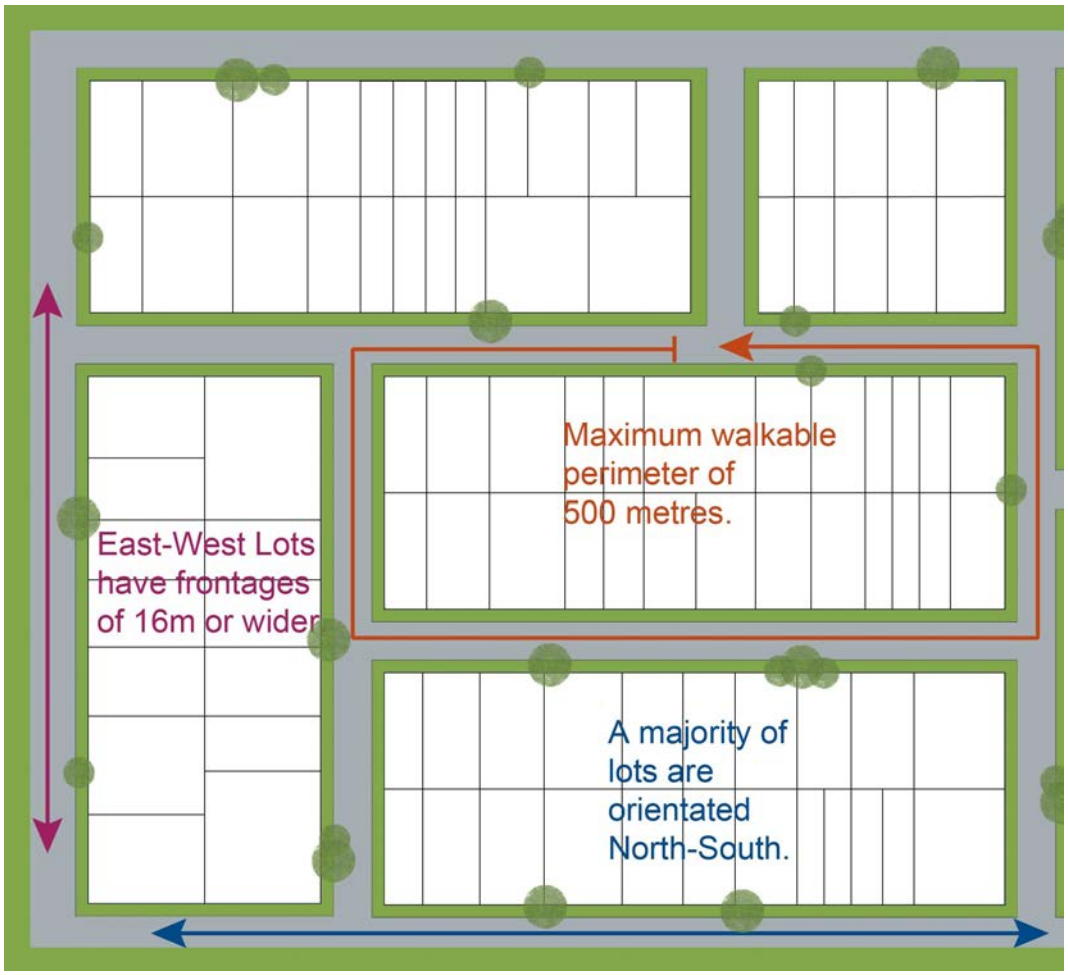
Figure - Preferred street orientation



E22.2

	The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design.
	E22.3 Where the long axis lots~~s~~boundaries are oriented east west, they are to have a frontage of 16m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design.

Figure - Street block design



~~Movement Network~~	
PO23 The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
~~**PO24**~~	~~No example provided.~~

~~The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.~~	
~~**PO25**~~ ~~Movement networks encourage walking and cycling and provide a safe environment for pedestrians and cyclists.~~	~~**E25**~~ ~~Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.~~
PO26 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~ ~~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.	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded 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.

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 4,000m^2 Gross Floor Area (GFA); • retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • warehouses and Industry greater than 6000m^2 GFA; • on-site carpark greater than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO17 Intersections along all streets and road areas located and ~~are~~ designed ~~and constructed~~ to provide ~~for the~~ safe and convenient ~~efficient~~ movements for all users ~~of pedestrians, cyclists, and all forms of light and heavy vehicles~~. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~	~~No example provided.~~ **E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E

	Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: 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: 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: 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: 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: i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precicint; ii. 500 metres in the Next generation neighbourhood precinct; iii. 400 metres in the Urban neighbourhood precinct. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this example.
PO	**E**

<table>
<tr>
<td>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 procedure. All new works are extended to join any existing works within 20m.

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

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

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

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

<table>
<tr><th>Situation</th><th>Minimum construction</th></tr>
<tr><td>Frontage road unconstructed or gravel road only;

OR

Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;

OR

Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.

The minimum total travel lane width is:
• 6m for minor roads;
• 7m for major roads.</td></tr>
</table>

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.</td>
</tr>
<tr>
<td>PO

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.

Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.</td>
<td>E

Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.

Note - The road network is mapped on Overlay map - Road hierarchy.</td>
</tr>
<tr>
<td>PO</td>
<td>E</td>
</tr>
</table>

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	Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E 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.

Laneway design and location	
PO27 Laneway location contributes to a high standard of amenity for adjoining lots and the primary streetscape. Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for laneways.	**E27** Laneways are primarily used where: a. vehicle access is not permitted from the primary street frontage; or b. limiting vehicle access from the primary street frontage results in a positive streetscape outcome;or c. where lots directly adjoin a local, district or regional Park(57).
PO28 Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for the pedestrian environment whilst contributing to the high level of connectivity of the street network. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E28.1** Laneways are limited to 130m in length.
	E28.2 Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends.
	E28.3 Where laneways exceed 100m in length, a 7m wide mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway.
PO29 Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E29.1** Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other.
	E29.2

	Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards. Note - The dedication must allow for street lights to be provided on Council's standard alignment
PO Laneway lots adjoining a park have a dedicated pathway as road reserve along the park frontage of the lots to contain all services and a concrete path.	**E** Dedicate a minimum 2.5m as road reserve along the park frontage of the lots to contain all services and a 2.0m wide concrete path. Note - Electrical, water and sewerage services are not to be located in the laneway. Electrical services that are necessary to provide street lighting in accordance with the relevant Australian Standard may be located in the laneway.
Park(57) and open space	
PO30 A hierarchy of Park(57) and open space is provided to meet the recreational needs of the community. Note - To determine the extent and location of Park(57) and open space required refer to Planning scheme policy - Integrated design. Note - District level Parks(57) or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.	No example provided.
PO31 Park(57) is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park(57) types refer to Planning scheme policy - Integrated design.	No example provided.
PO32 Park(57) is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks(57) refer to Planning scheme policy - Integrated design.	No example provided.
PO33 Parks(57)are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design principles, and access.	**E33.1** Local and district Parks(57)are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.

	E33.2 Where lots do adjoin local and district Parks[57], and fencing is provided along the Park[57]boundary, it is located within the lot and at a maximum height of 1m.
	E33.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park[57] and private allotment through the use of private gates and limited retaining features along Park[57] boundaries.
Boundary realignment	
PO34 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO35 Boundary realignment does not result in: a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; c. lots not providing for own private servicing. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling[49] with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling[49] approval. ii. Where a commercial or industrial land use contains an ancillary office[53], the office[53] cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.

PO36 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the General residential zone - Next generation neighbourhood precinct for uses consistent in this precinct.	**E36** Lot sizes and dimensions (excluding an access handles) comply with Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.6.3.3 - Lot Types' - Lot Types.
Reconfiguring existing development by Community Title	
PO37 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy**(21)** has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy**(21)** to two separate Dwelling**(22)** houses, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses. b. Land on which a Multiple dwelling**(49)** has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.
Reconfiguring by Lease	
PO38 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:	No example provided.

a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling[49] over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling[49]. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO39 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to: a. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.
Access Easement	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO	No example provided.

Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.

~~Reticulated Supply~~**Utilities**	
PO40 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the precinct. All services, including water supply, stormwater management, sewage disposal, stormwater disposal, drainage, electricity, telecommunications and gas (if available) are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	~~**E40**~~ ~~Lots are provided with:~~ a. ~~connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.

Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on	No example provided.

surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule **10** - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO41 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of water infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO42 Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~ 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.	~~No example provided.~~ **E** 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

	<table><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></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.
PO43 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO44 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO45 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO46 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO47	No example provided.

A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest~~are not dedicated as public assets~~.	
PO~~9~~ Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E~~9~~** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO48 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E48** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO49 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E49** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO50**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~**PO51**~~	~~No example provided.~~

~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO52 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated ~~vegetated~~ buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO53 Design and construction of the stormwater management system:	No example provided.

a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	

Native vegetation where not located in the Environmental areas overlay	
PO54 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	No example provided
Noise	
PO55 Noise attenuation structure (e.g. walls, barriers or fences):	**E55** Noise attenuation structures (e.g. walls, barriers or fences):

a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO56 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring;	**E56** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance

c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO57 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E57** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO58 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E58** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO59 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E59** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%;

	iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO60 No new boundaries are located within 2m of High Value Areas.	No example provided
PO61	**E61**

Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO62 Lots provide a development footprint outside of the buffer.	No example provided.
PO63 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area(refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO64 Lots provide a development footprint outside of the separation area.	No example provided.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO65 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO66 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO67 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO68 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E68** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO69 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E69** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.

PO70 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO71 New lots provide a development footprint outside of the buffer.	No example provided.
PO72 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E72** No new lots are created within the buffer area.
PO73 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E73** No new lots are created within the buffer area.
PO74 Boundary realignments: i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No example provided.
Landfill buffer	
PO75 Lots provide a development footprint outside of the buffer.	No example provided.
PO76 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Wastewater treatment site buffer	

PO77 New lots provide a development footprint outside of the buffer.	No example provided.
PO78 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO79 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; and d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$, and iv. redirect or alter the existing flows of surface or groundwater.	**E79.1** Lots provides development footprint for all lots free from risk of landslide. **E79.2** Development footprints and driveways for a lot does not exceed 15% slope.
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.	

PO80 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO81 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E81** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO82 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO83 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E83** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO84	**E84.1**

Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E84.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO85 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided
Additional criteria for development for a Park(57)	
PO86 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E86** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	

PO87 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E87** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO88 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of coastal trees; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill.	No example provided.

Table 9.4.1.6.3.3 - Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage *(metres)*	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth *(metres)*	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	*Mandatory built to boundary both sides.*	*Mandatory built to boundary one side.*	*Mandatory built to boundary one side.*			

Figure 1 - Dakabin

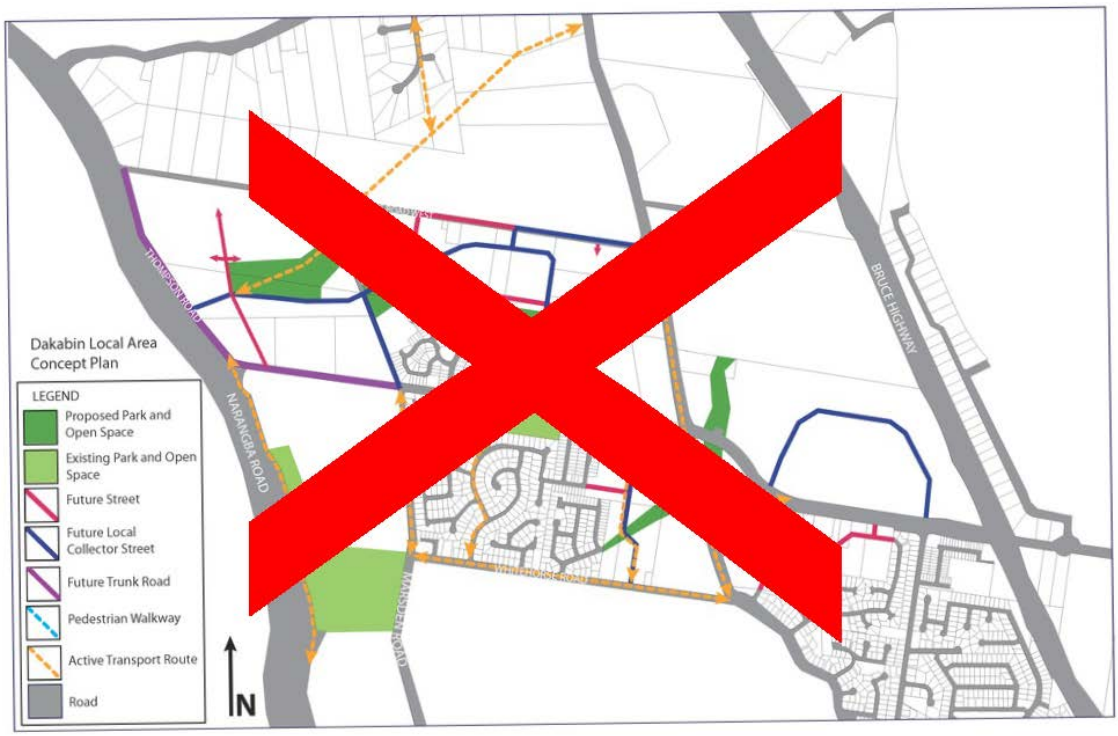


Figure 2 - Griffin

Figure 3 - Mango Hill East

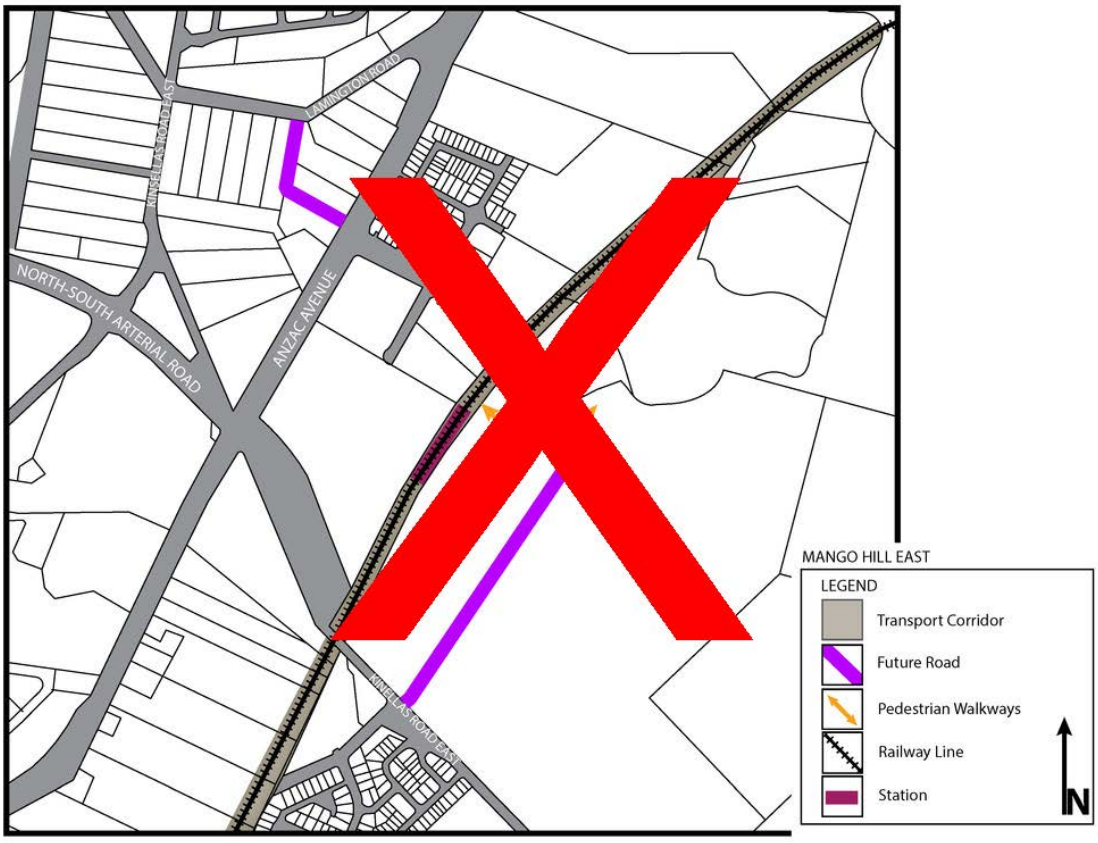


Figure 4 - Murrumba Downs

Figure 5 - Narangba east

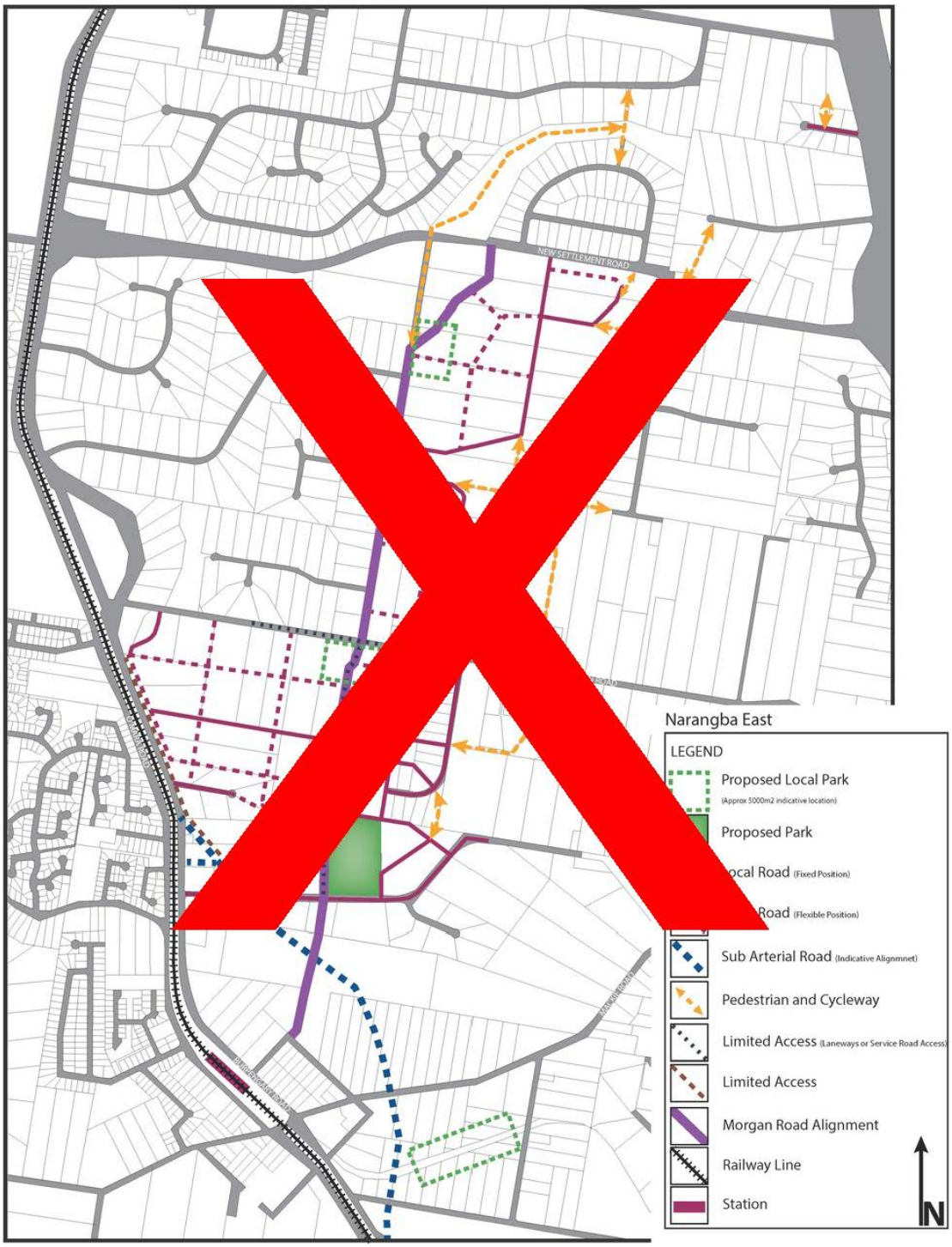
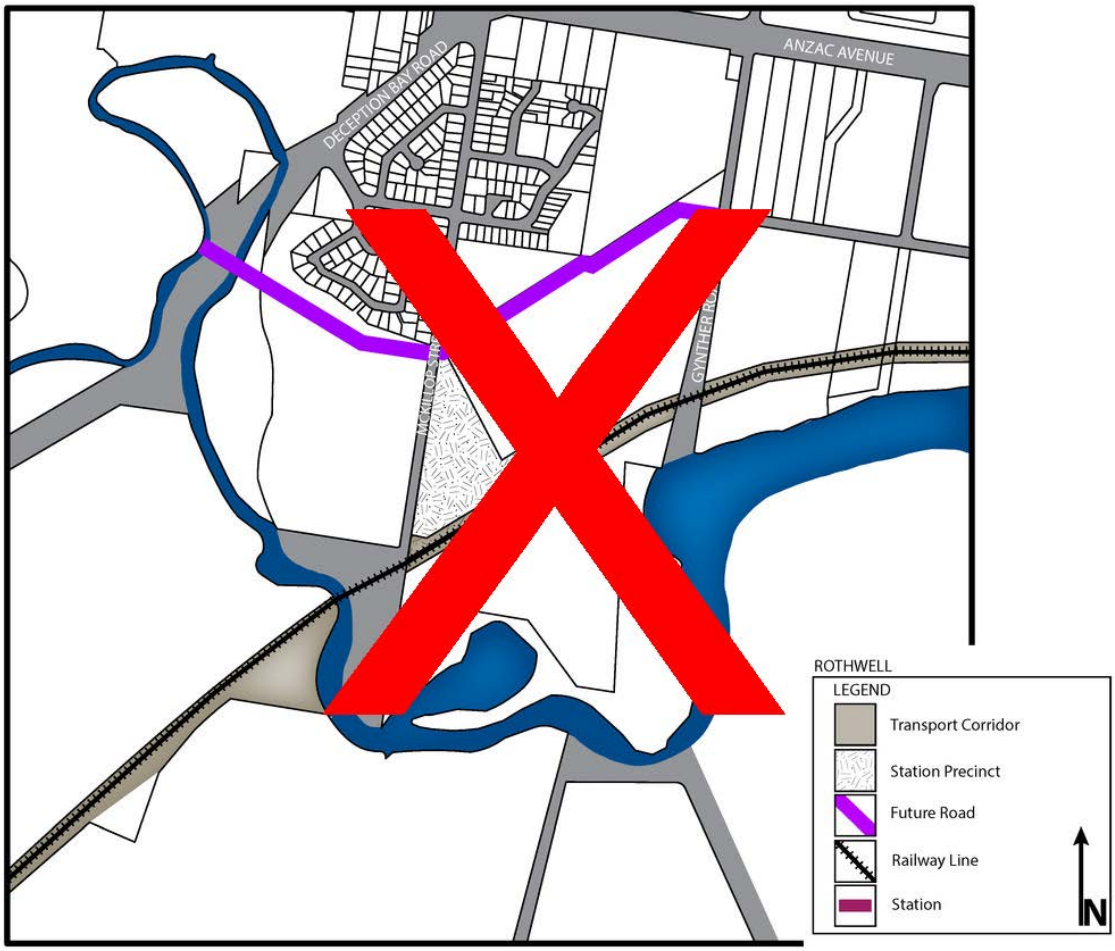


Figure 6 - Rothwell



9.4.1.6.4 Urban neighbourhood precinct

9.4.1.6.4.1 Purpose - General residential zone - Urban neighbourhood precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the General residential zone - Urban neighbourhood precinct, to achieve the Overall Outcomes.

2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Urban neighbourhood precinct specific overall outcomes:

a. Reconfiguring a lot achieves a variety of lot sizes and does not compromise the precincts future ability to achieve a minimum site density of 45 dwellings per hectare.

b. Reconfiguring a lot creates lots of a size and dimension to accommodate medium - high density development.

c. Reconfiguring a lot achieves neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.

d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a ‘least risk, least impact’ approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;

   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;

   iv. protecting native species and protecting and enhancing native species habitat;

   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;

   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;

   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

e. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;

   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;

iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

f. Reconfiguring a lot achieves the intent and purpose of the Urban neighbourhood precinct outcomes as identified in Part 6.

9.4.1.6.4.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part O, Table 9.4.1.6.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part O Table 9.4.1.6.4.1, 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 performance outcomes~~
~~RAD1~~	~~PO31~~
~~RAD2~~	~~PO32~~
~~RAD3~~	~~PO33~~
~~RAD4~~	~~PO5~~
~~RAD5~~	~~PO53-PO76~~
~~RAD6~~	~~PO57-PO58~~
~~RAD7~~	~~PO51~~

~~**Part O - Requirements for accepted development - General residential zone - Urban neighbourhood precinct**~~

Table 9.4.1.6.4.1 Requirements for accepted development - General residential zone - Urban neighbourhood precinct

~~**Requirements for accepted development**~~	
~~**General requirements**~~	
~~**Boundary realignment**~~	
~~**RAD1**~~	~~Lots created by boundary realignment:~~ a. ~~contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;~~ b. ~~have constructed road access;~~ c. ~~do not require additional infrastructure connections or modification to existing connections.~~ d. ~~do not result in the creation of any additional lots;~~
~~**RAD2**~~	~~Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme requirements.~~

	~~Note - Examples may include but are not limited to:~~ a. ~~minimum lot size requirements;~~ b. ~~minimum or maximum required setbacks~~ c. ~~parking and access requirements;~~ d. ~~servicing and Infrastructure requirements;~~ e. ~~dependant elements of an existing or approved land use being separately titled, including but not limited to:~~ i. ~~Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval.~~ ii. ~~Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use.~~ iii. Where a Dwelling house(22) ~~includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22)~~ use.
~~**RAD3**~~	~~Resulting lots comply with the following minimum lot sizes and dimensions:~~ ~~Zone (Precinct)~~ / ~~Area~~ / ~~Frontage~~ / ~~Depth~~ ~~General residential - Urban neighbourhood precinct~~ / ~~-~~ / ~~32 m~~ / ~~25 m~~
~~**RAD4**~~	~~Boundary realignment in the precinct does not result in more than 4 adjoining lots of the same lot type, as defined in~~ 'Table 9.4.1.6.4.3: Lot Types' - Lot Types.
~~**RAD5**~~	~~Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.~~
~~**RAD6**~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~**RAD7**~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~P~~J - Criteria for assessable development - General residential zone - Urban neighbourhood 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~~A, Table 9.4.1.6.4.~~2~~1 as well as the purpose statement and overall outcomes of this code.

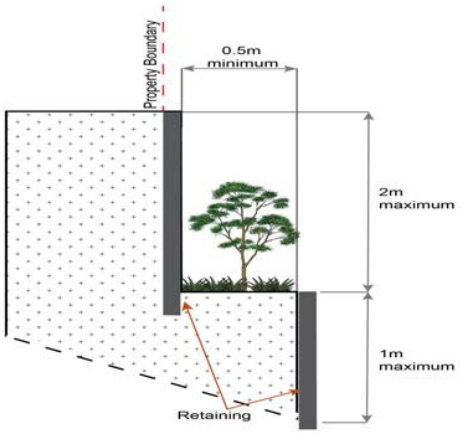
Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.4.1.6.4.2 Assessable development - General residential zone - Urban neighbourhood precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Density	
PO1 Reconfiguring a lot does not compromise future developments ability to achieve a minimum residential site density of 45 dwellings per hectare to ensure efficient	**E1** Residential uses have a minimum site density of: a. 75 dwellings per ha for sites shown on:

use of the land and infrastructure which facilitates feasible public transport patronage and creates a diverse medium density neighbourhood character.	i. 'Figure 1 - Kallangur' - Kallangur; ii. 'Figure 2 - Mango Hill' - Mango Hill; iii. 'Figure 3 - Mango Hill East' - Mango Hill East; iv. 'Figure 4 - Murrumba Downs' - Murrumba Downs; or v. 'Figure 5 Kippa-Ring ' - Kippa-Ring b. 45 dwellings per hectare for all other areas.
Lot design, mix and location	
PO2 Reconfiguring a lot facilitates the provision of varied housing options, a mix of lot sizes and encourages diversity within the streetscape whilst maintaining the medium to high density character of the precinct.	**E2** Lot sizes comply with Lot Types A, B or F in accordance with 'Table 9.4.1.6.4.3: Lot Types' - Lot Types. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.
PO3 Narrow lots do not adversely affect the character and amenity of the precinct. Residential uses establish in a manner which facilitates an integrated streetscape, maximises the efficient use of land and achieves a safe and efficient street network. Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code	No example provided.
PO4 Group construction and integrated streetscape solutions are facilitated through the location and grouping of lots suitable for terrace and row housing.	**E4.1** Any lot sharing a boundary with a Lot Type A must contain a mandatory built to boundary wall on the shared boundary. Note - Built to boundary walls for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.
	E4.2 Driveway crossovers for lots with frontages of less than 10m are paired up to facilitate on-street parking.

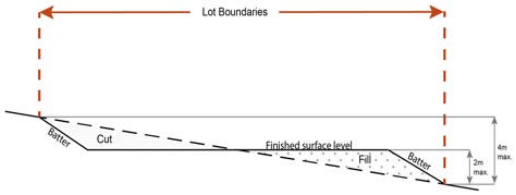
	Note - Driveway locations for lots with frontages of less than 10 metres are to be shown on a plan of development in accordance with Planning Scheme Policy - Residential Design.
PO5 A range of different lots are distributed throughout the development with no one lot type concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking.	**E5.1** Where not accessed via a laneway, a maximum of 4 adjoining lots of the same type in accordance with 'Table 9.4.1.6.4.3: Lot Types' - Lot Types are proposed where fronting the same street.
	E5.2 Where accessed via a laneway, a maximum of 8 adjoining lots of the same type in accordance with 'Table 9.4.1.6.4.3: Lot Types' are proposed where fronting the same street.
PO6 Rear lots do not establish in the Urban neighbourhood precinct.	No example provided.
Sloping land	
PO7 Lot layout and design minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and of adjoining lots. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E7.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis.
	E7.2 Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from natural ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); or



c. where incorporating benching along the short axis (from side to side boundary) of a lot:

   i. benching has a maximum total height of 4m per lot

   ii. each bench has a maximum height of 2m (refer Figure below); or



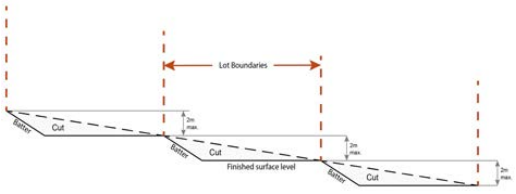
d. Where incorporating benching along the long axis (from front to rear boundary):

   i. benching does not exceed 2m in height;

   ii. lots include mandatory built to boundary walls

   iii. lots consist of lot type A (7.5m – 8.5m frontage) only;

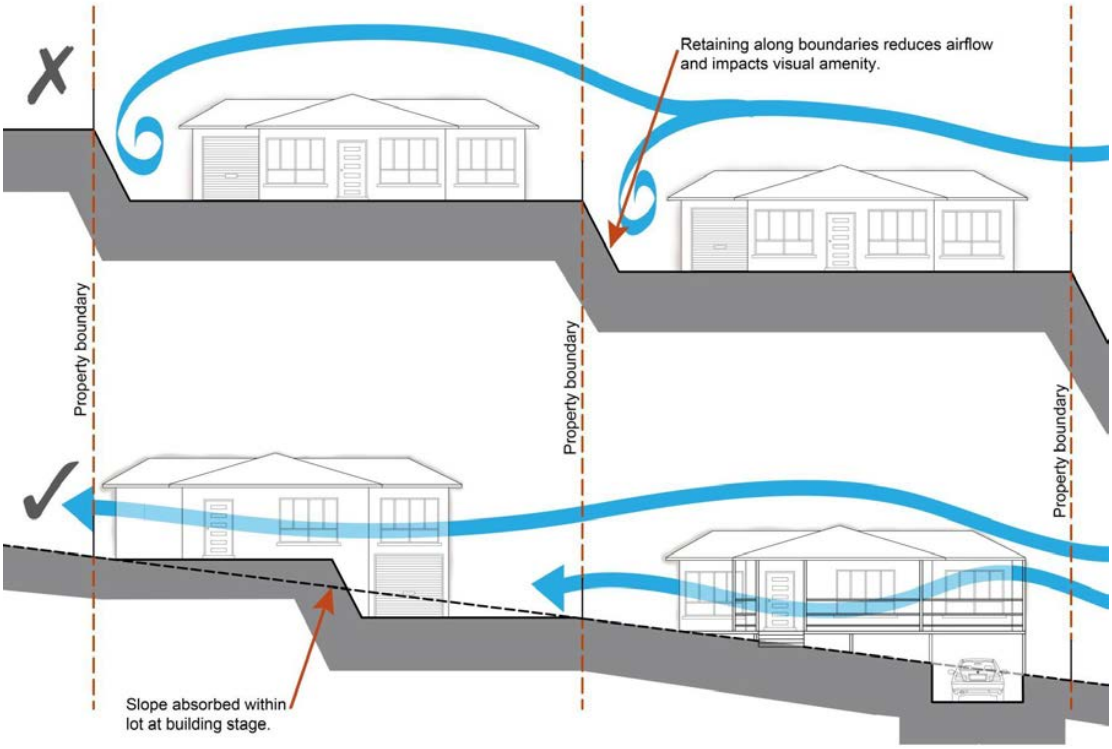
   iv. lots orientate up/down the slope.



Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

Editor's note - Strict cut and fill requirements apply at the Dwelling house[22] stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design

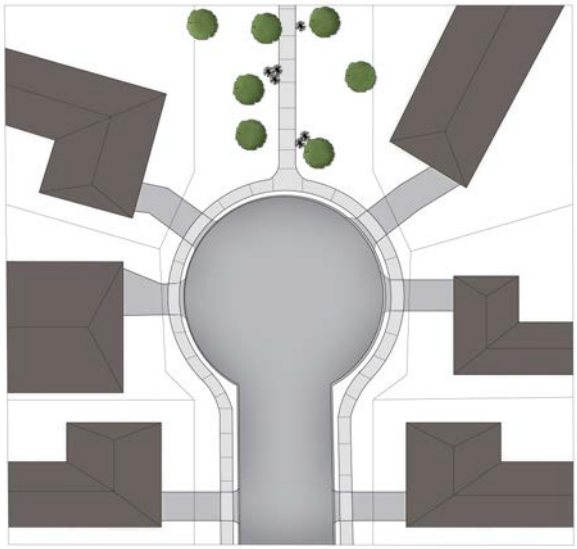


~~**PO8**~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION	~~**E8**~~ ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION
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.
Street design and layout	
PO9 Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ that facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	No example provided.
PO10 Development maintains, contributes to or provide for a ~~S~~street layout~~s are~~ that is designed to connect to surrounding neighbourhoods~~,~~ ~~by~~ providing an interconnected street, pedestrian and cyclist network~~s~~ that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas ~~for access and emergency management purposes~~. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. Note - Refer to Planning Scheme Policy - Neighbourhood design for guidance on achieving the above outcome ~~when alternative access points should be provided for emergency management purposes~~.	**E10.1** Development provides and maintains the connections shown on~~:~~ the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design. a. ~~'Figure 6 - Dakabin' - Dakabin;~~ b. ~~'Figure 7 - Kallangur' - Kallangur;~~ c. ~~'Figure 8 - Mango Hill' - Mango Hill;~~ d. 'Figure 9 - Mango Hill East ' ~~- Mango Hill East;~~ e. 'Figure 10 - Murrumba Downs' ~~- Murrumba Downs;~~ f. ~~'Figure 11 - Narangba East ' - Narangba East;~~ g. ~~'Figure 12 - Petrie' - Petrie.~~
	E10.2 For ~~All other~~ 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 performance outcome. ~~when alternative access points should be provided for emergency management purposes.~~
PO11	No example provided.

Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ that provides an efficient and legible movement network with high levels of connectivity within and external to the site by: a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 400m (refer to Figure - Street block design); c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus (e.g. centre, neighbourhood hub, train station, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO12 Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.	No example provided.
PO13 ~~Streets are designed and constructed to cater for:~~ a. ~~safe and convenient pedestrian and cycle movement;~~ b. ~~on street parking adequate to meet the needs of future residents;~~ c. ~~efficient public transport routes;~~ d. ~~expected traffic speeds and volumes;~~ e. ~~utilities and stormwater drainage;~~ f. ~~lot access, sight lines and public safety;~~ g. ~~emergency access and waste collection;~~ h. ~~waste service vehicles;~~ i. ~~required street trees, landscaping and street furniture.~~	No example provided.

~~Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.~~ 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: 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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO15 Cul-de-sacs or dead end streets are not proposed unless: a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; and b. there are no appropriate alternative solutions; or c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving this outcome.	No example provided.

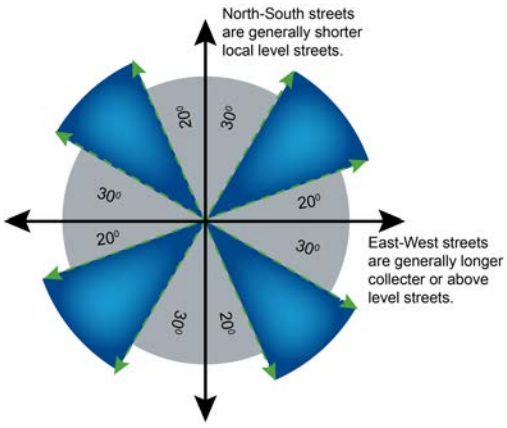
PO16 Where cul-de-sacs are proposed: a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised.	No example provided.
PO17 Where cul-de-sacs are proposed due to connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below. **Figure - Cul-de-sac design**  Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.	No example provided.
PO18 Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.	**E18** Street alignment follows ridges or gullies or runs perpendicular to slope.
PO19 Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:	**E19.1** Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West.

a. controlled solar access & shade provision

b. cross-ventilation.

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design outcomes through dwelling design.

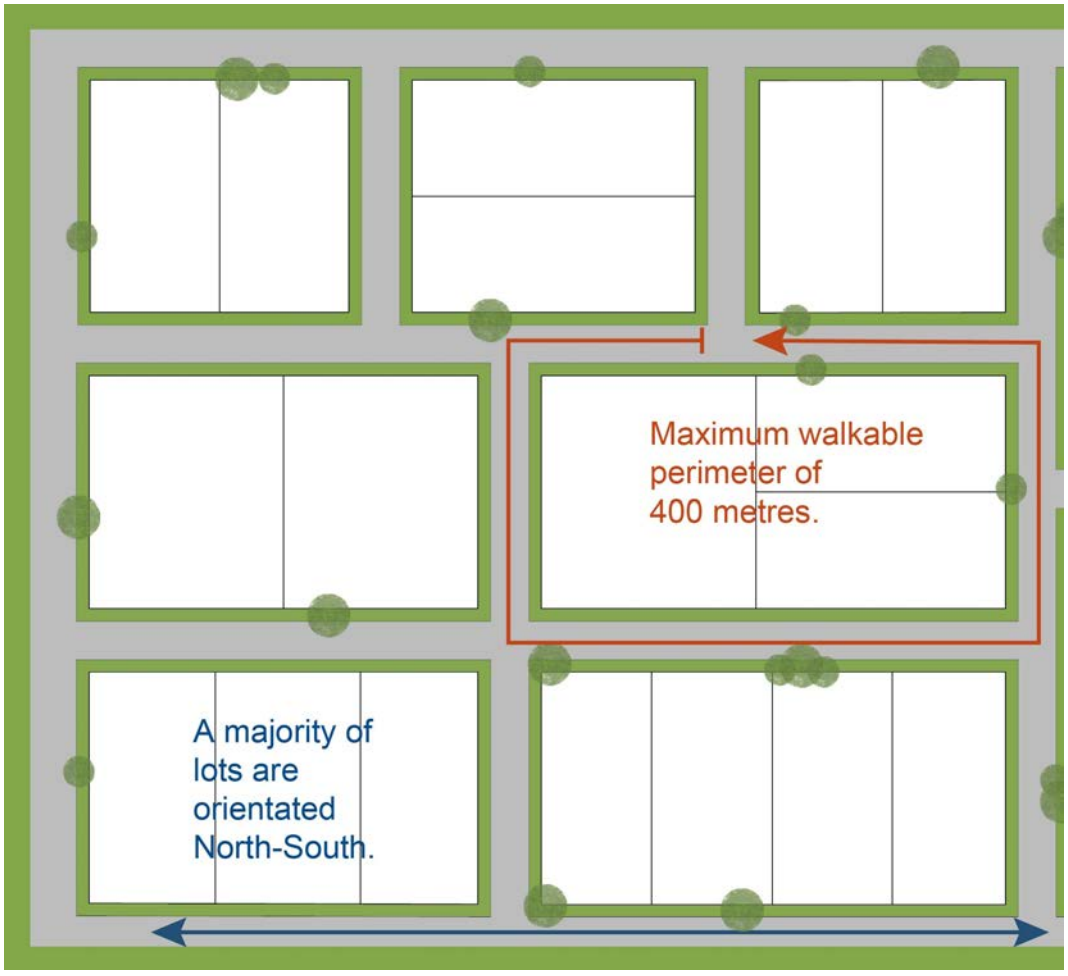
Figure - Preferred street orientation



E19.2

The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design.

Figure - Street block design



~~Movement Network~~	
PO20 The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
~~**PO21**~~ ~~The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.~~	~~No example provided.~~
~~**PO22**~~ ~~Movement networks encourage walking and cycling and provide a safe environment for pedestrians and cyclists.~~	~~**E22**~~ ~~Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.~~
PO23 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~ ~~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~~	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E**

~~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 4,000m^2 Gross Floor Area (GFA); • retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • warehouses and Industry greater than 6000m^2 GFA; • on-site carpark greater than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	The active transport network is extended in accordance with Planning scheme policy - Integrated design.

PO14 Intersections along all streets and road area located and ~~are~~ designed ~~and constructed~~ to provide ~~for the~~ safe and convenient ~~efficient~~ movements for all users ~~of pedestrians, cyclists, and all forms of light and heavy vehicles.~~ ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~	~~No example provided.~~ **E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: 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: 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: 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: 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: i. 600 metres in the Coastal communities precinct and Suburban neighbourhood precicint; ii. 500 metres in the Next generation neighbourhood precinct; iii. 400 metres in the Urban neighbourhood precinct. 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.

<table>
<tr><td></td><td>Note - The road network is mapped on Overlay map - Road hierarchy.

Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this example.</td></tr>
<tr><td>PO

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 boding procedure. All new works are extended to join any existing works within 20m.

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

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

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

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

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:

<table><tr><th>Situation</th><th>Minimum construction</th></tr><tr><td>Frontage road unconstructed or gravel road only;

OR

Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;

OR

Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>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 land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.

The minimum total travel lane width is:

• 6m for minor roads;
• 7m for major roads.</td></tr></table>
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.</td></tr>
<tr><td>PO</td><td>E</td></tr>
</table>

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO 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.	**E** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E 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.

Laneway design and location	
PO24 Laneway location contributes to a high standard of amenity for adjoining lots and the primary streetscape. Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for Laneways.	**E24** Laneways are primarily used where: a. vehicle access is not permitted from the primary street frontage; or b. limiting vehicle access from the primary street frontage results in a positive streetscape outcome;or c. where lots directly adjoin a local, district or regional Park(57).
PO25 Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for the pedestrian environment at the non-laneway frontage of the lots whilst contributing to a high level of connectivity of the street network. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E25.1** Laneways are limited to 130m in length.
	E25.2 Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends.
	E25.3 Where laneways exceed 100m in length, a 7m wide mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway.

PO26 Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.	**E26.1** Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other. **E26.2** Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards. Note - The dedication must allow for street lights on to be provided on Council's standard alignment
PO Laneway lots adjoining a park have a dedicated pathway as road reserve along the park frontage of the lots to contain all services and a concrete path.	**E** Dedicate a minimum 2.5m as road reserve along the park frontage of the lots to contain all services and a 2.0m wide concrete path. Note - Electrical, water and sewerage services are not to be located in the laneway. Electrical services that are necessary to provide street lighting in accordance with the relevant Australian Standard may be located in the laneway.
Park(57) and open space	
PO27 A hierarchy of Park(57) and open space is provided to meet the recreational needs of the community. Note - To determine the extent and location of Park(57) and open space required refer to Planning scheme policy - Integrated design. Note - District level Parks(57) or larger may also be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.	No example provided.
PO28 Park(57) is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park(57) types refer to Planning scheme policy - Integrated design.	No example provided.
PO29 Park(57) is of a size and design standard to meet the needs of the expected users.	No example provided.

Note - To determine the size and design standards for Parks[(57)] refer to Planning scheme policy - Integrated design.	
PO30 Parks[(57)] are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design principles, and access.	**E30.1** Local and district Parks[(57)] are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.
	E30.2 Where lots do adjoin local and district Parks[(57)], and fencing is provided along the Park[(57)] boundary, it is located within the lot and at a maximum height of 1m.
	E30.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park[(57)] and private allotment through the use of private gates and limited retaining features along Park[(57)] boundaries.
Boundary realignment	
PO31 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO32 Boundary realignment does not result in a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements;s d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple Dwelling[(49)] Units with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple Dwelling[(49)] approval.	No example provided.

ii. Where a commercial or industrial land use contains an ancillary office[53], the office[53] cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	
PO33 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the General residential zone - Urban neighbourhood precinct for uses consistent in this precinct.	**E33** Lot sizes and dimensions (excluding an access handles) comply with Lot Types A, B or F in accordance with 'Table 9.4.1.6.4.3: Lot Types' - Lot Types.
Reconfiguring existing development by Community Title	
PO34 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy[21] has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy[21] to two separate Dwelling[22] houses, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses. b. Land on which a Multiple dwelling[49] has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.

Reconfiguring by Lease	
PO35 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling[49] over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling[49]. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No example provided.
Volumetric subdivision	
PO36 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to: a. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.
Access Easements	
PO	No example provided.

Access easements contain a driveway constructed to an appropriate standard for the intended use.	
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
~~**Reticulated supply**~~ **Utilities**	
PO37 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the precinct. All services, including water supply, stormwater management, sewage disposal, stormwater disposal, drainage, electricity, telecommunications and gas (if available) are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	~~**E37**~~ ~~Where available, new lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network;~~ d. ~~A physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided
Stormwater location and design	

PO Where development is for an urban purpose that involves a land 2500m2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule **10** - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO38 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in favour of Council with sufficient area for practical access for maintenance. 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** 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

	<table><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></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.
PO39 All inter-allotment stormwater drainage infrastructure located within private land and burdening another lot is protected by easements in favour of Council with sufficient area for practical access for maintenance. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.
PO40 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO41 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO42 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

PO43 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO44 A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	No example provided.
PO~~8~~ Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E~~8~~** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO45 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E45** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO46 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E46** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO47**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~	~~No example provided.~~

~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
~~**PO48**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO49 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.

PO50 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO51 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	No example provided
Noise	
PO52 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport	**E52** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless;

purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO53 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E53** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater;

	e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO54 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E54** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO55 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E55** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO56 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E56** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating:

	i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO57 No new boundaries are located within 2m of High Value Areas.	No example provided
PO58 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement;	**E58** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO59 Lots provide a development footprint outside of the buffer.	No example provided.
PO60 Access to a new lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO61 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO62	No example provided.

Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO63 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO64 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E64** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO65 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E65** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO66 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO67 Lots ensure that:	**E67.1** Lot provides development footprint for all lots free from risk of landslide.

a. future development is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$; iv. redirect or alter the existing flows of surface or groundwater.	**E67.2** Development footprints for lots does not exceed 15% slope.
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.	
PO68 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO69 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E69** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.

PO70 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO71 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E71** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO72 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E72.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E72.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO73 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;	No example provided

b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park(57)	
PO74 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E74** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO75 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E75** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO76	No example provided.

New lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of coastal trees; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill.	

Table 9.4.1.6.4.3: Lot Types

Lot Type	A 	B 	C 	D 	E 	F 
Primary Frontage *(metres)*	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth *(metres)*	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	*Mandatory built to boundary both sides.*	*Mandatory built to boundary one side.*	*Mandatory built to boundary one side.*			

Density Figures

Figure 1 - Kallangur

Figure 2 - Mango Hill

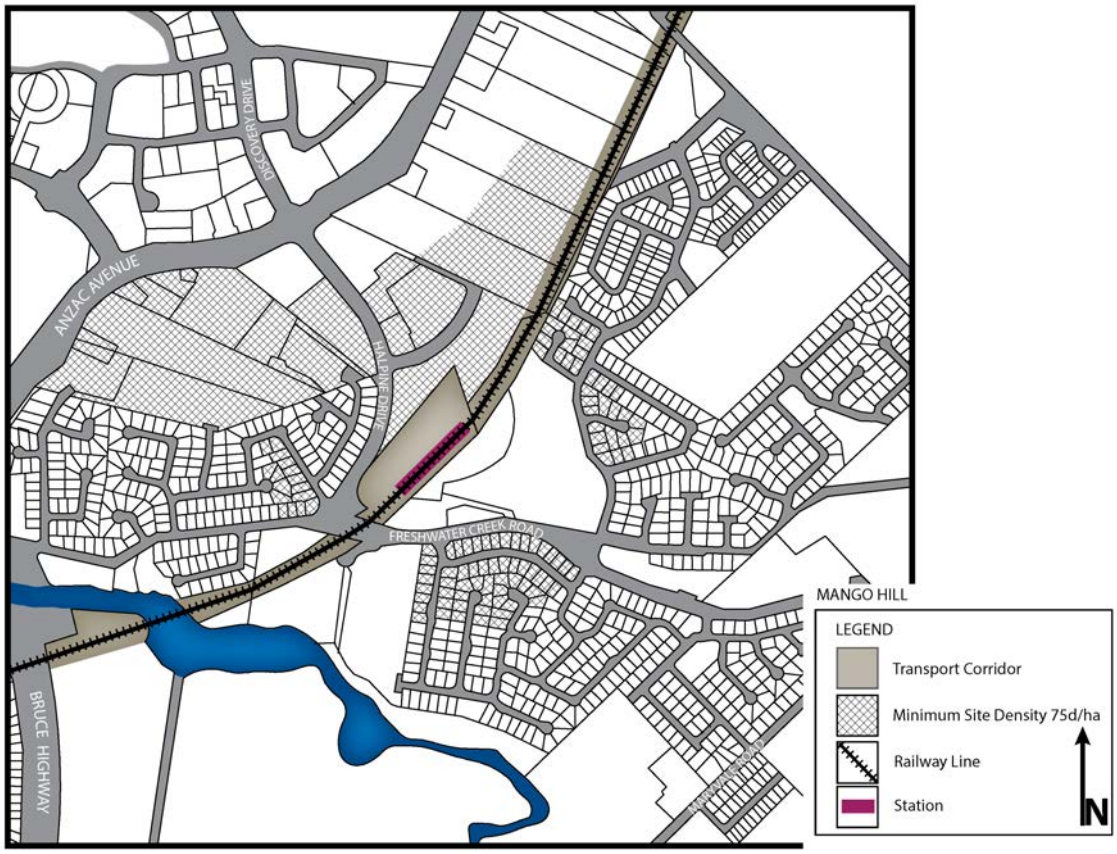


Figure 3 - Mango Hill East

Figure 4 - Murrumba Downs

Figure 5 Kippa-Ring

~~Movement Figures~~ Movement network figures to be relocated to Planning scheme policy - Neighbourhood design

Figure 6 - Dakabin

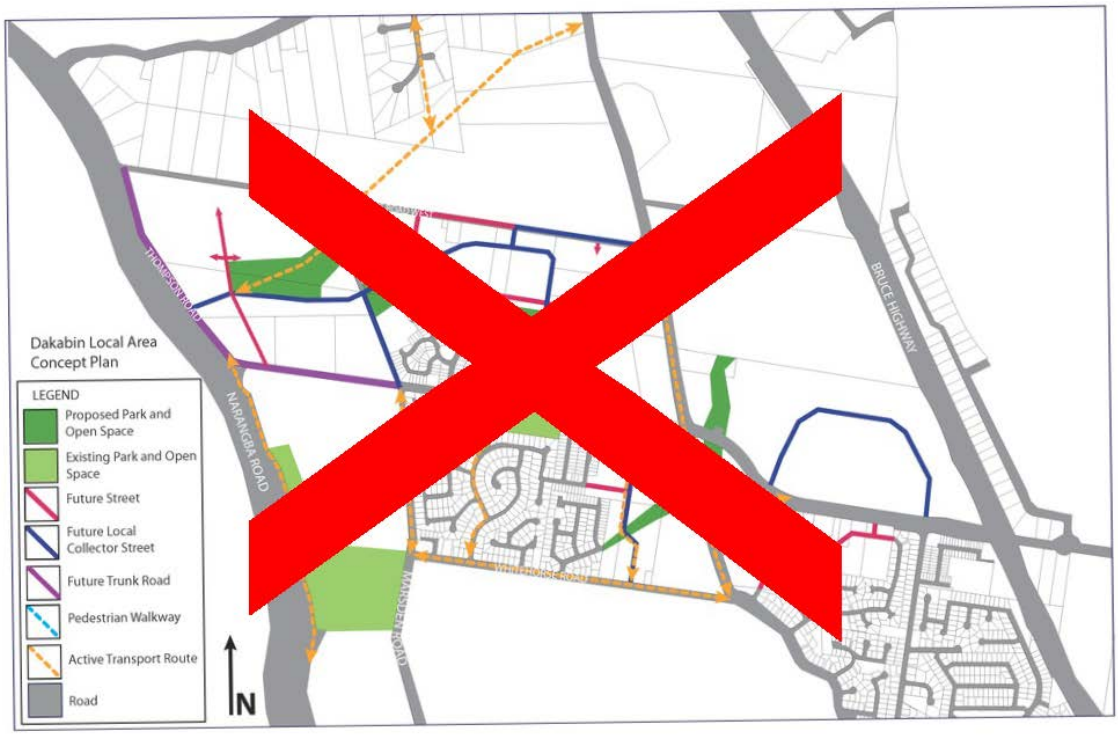


Figure 7 - Kallangur

Figure 8 - Mango Hill

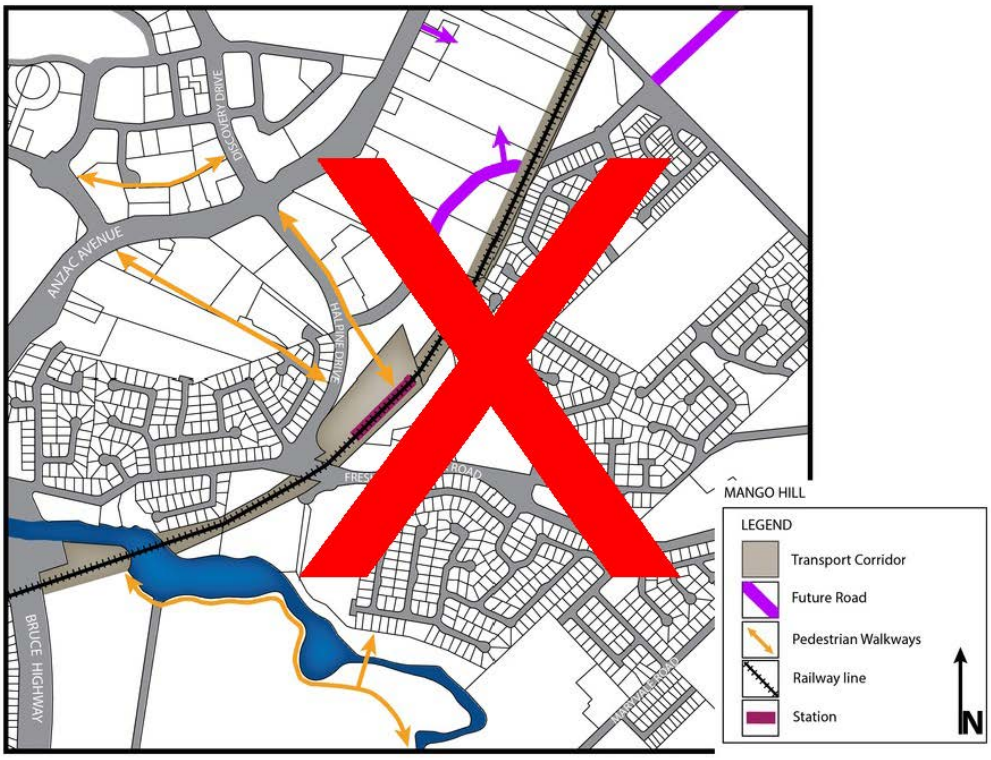


Figure 9 - Mango Hill East

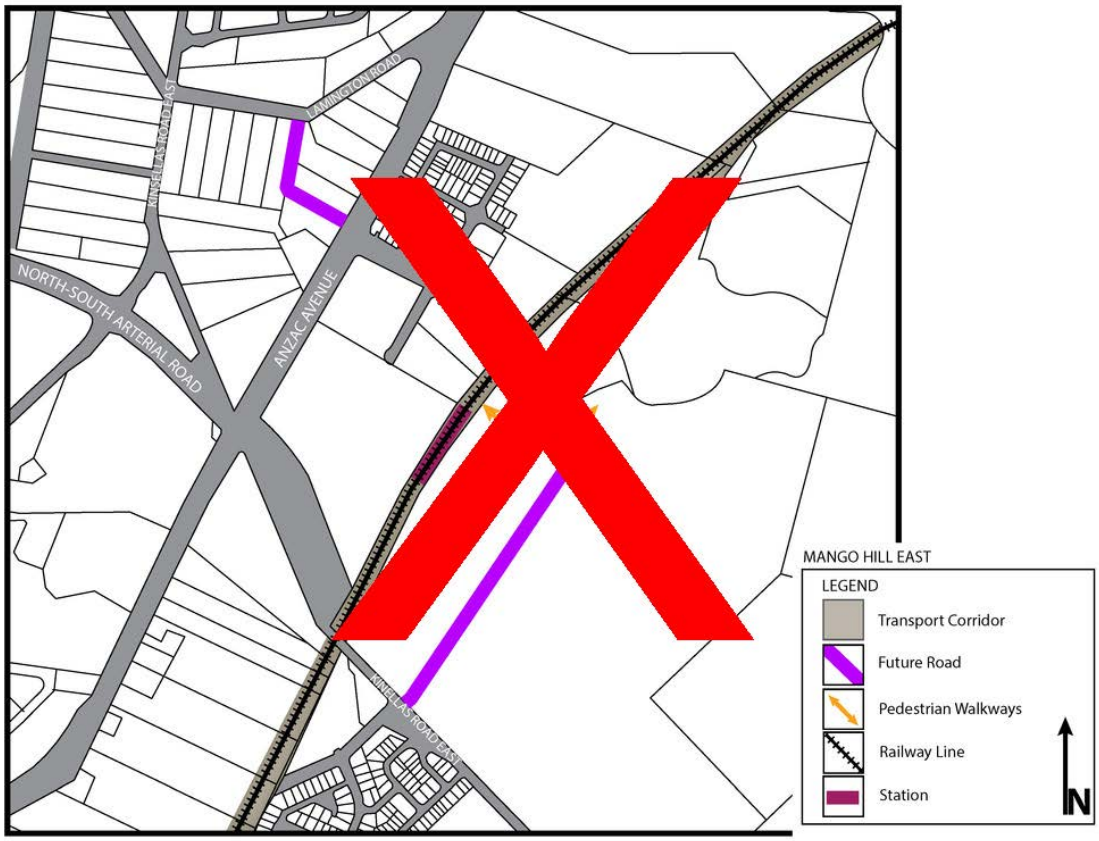


Figure 10 - Murrumba Downs

Figure 11 - Narangba East

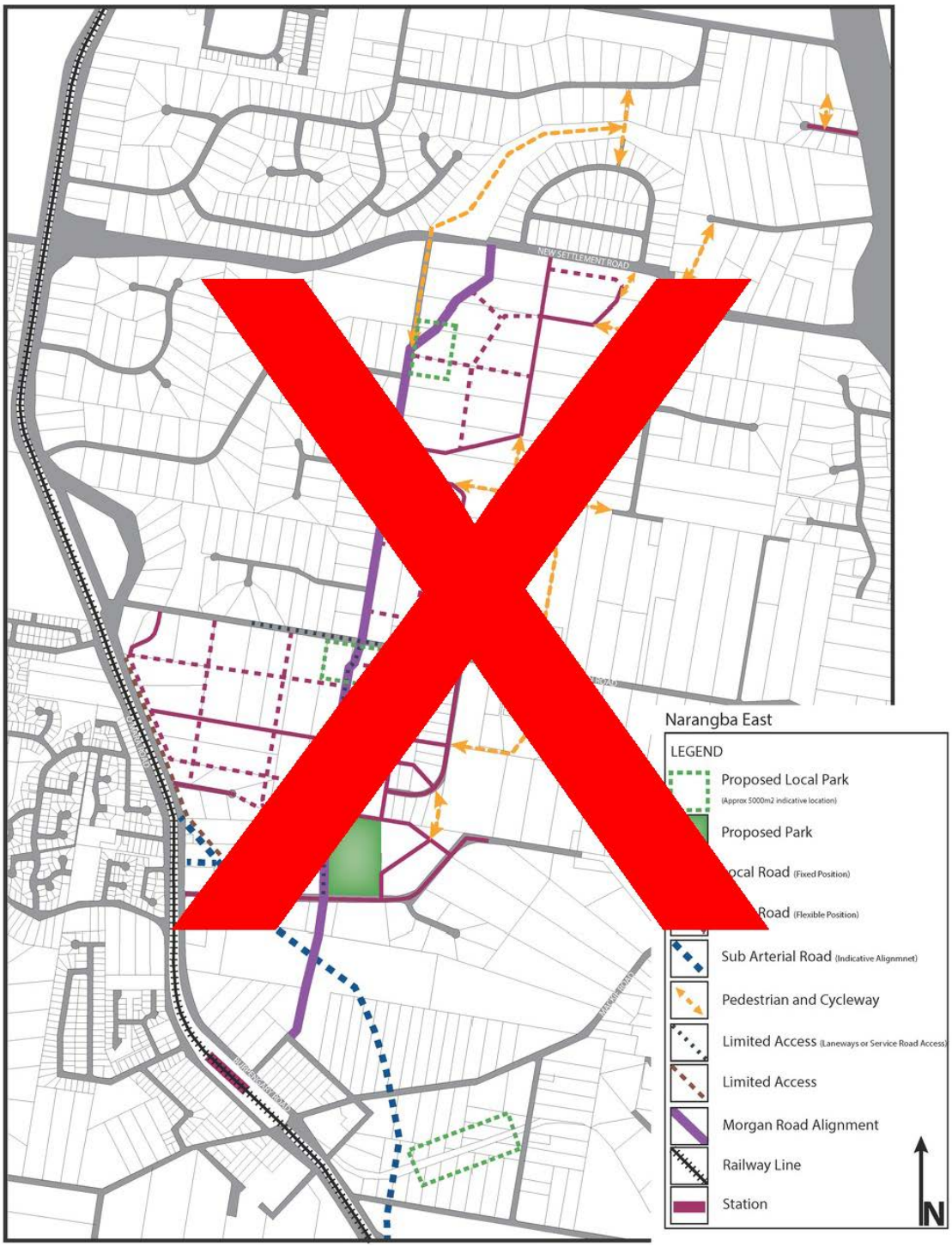
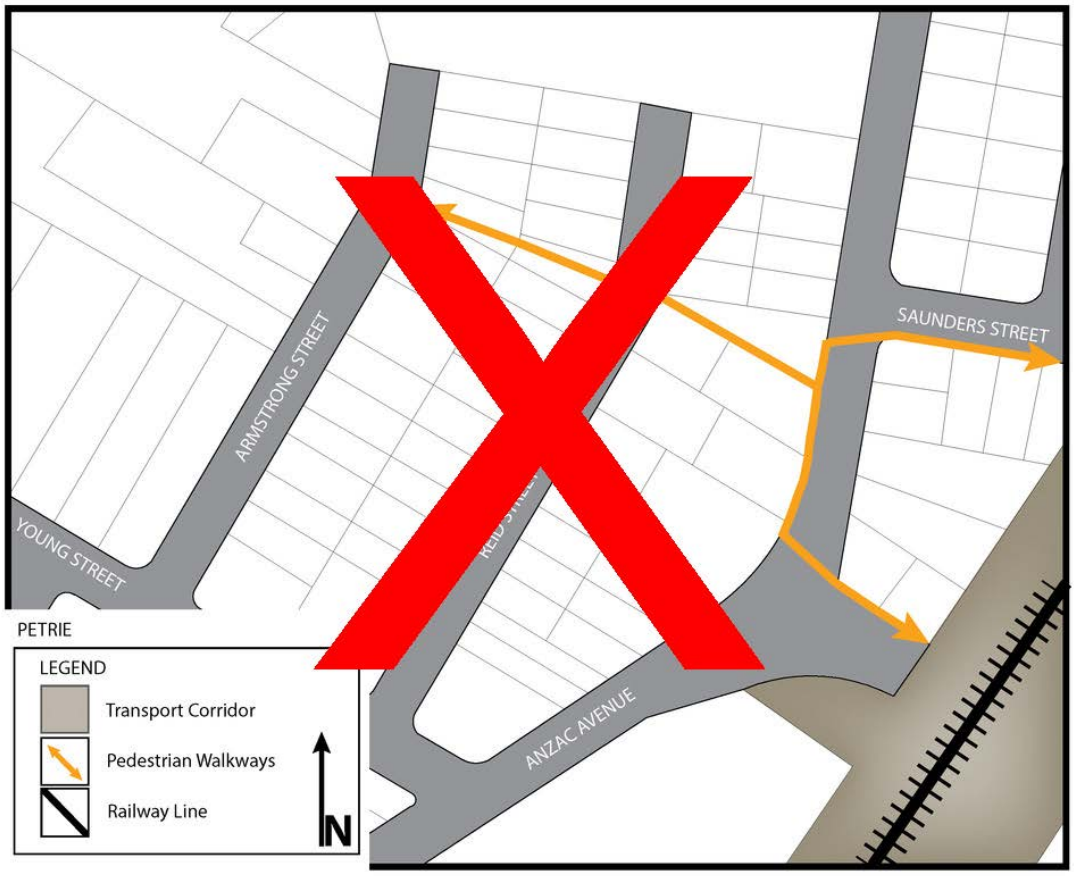


Figure 12 - Petrie



9.4.1.7 Industry zone

9.4.1.7.1 Purpose - Industry zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Industry zone, to achieve the Overall Outcomes.

2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Industry zone specific overall outcomes:

a. Industrial lots have access to a sufficient level of infrastructure and essential services and convenient access to major transport routes.

b. Reconfiguring a lot for industrial purposes ensures that lot sizes and dimensions are appropriate for the scale, intensity and operation of uses consistent in the applicable precinct.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;

   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;

   iv. protecting native species and protecting and enhancing native species habitat;

   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;

   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;

   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;

   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;

   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;

   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Industry zone outcomes as identified in Part 6.

9.4.1.7.2 Requirement for assessment

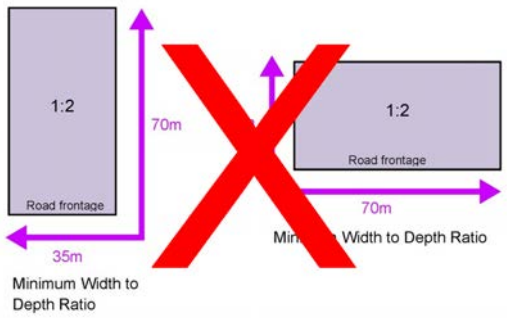
To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part Q, Table 9.4.1.7.1. Where the development does not meet a requirement for accepted development (RAD) within Part Q Table 9.4.1.7.1, 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 (RAD)	Corresponding performance outcomes
RAD1	PO11
RAD2	PO10
RAD3	PO1
RAD4	PO1
RAD5	PO31-PO56
RAD6	PO35-PO36
RAD7	PO29

Part Q— Requirements for accepted development - Industry zone

Table 9.4.1.7.1 Requirements for accepted development - Industry zone

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Lots created by boundary realignment: a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections. d. do not result in the creation of any additional lots;
RAD2	Boundary realignment does not result in existing land uses on site becoming non-compliant. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use.

~~RAD3~~	~~Resulting lots comply with the following minimum lot sizes:~~ ~~Zone (Precinct)~~ / ~~Area~~ ~~Industry Zone~~ ~~Mixed industry and business precinct~~ — ~~1,000 m²~~ ~~Light industry precinct~~ — ~~2,500 m²~~ ~~General industry precinct~~ — ~~4,000 m²~~ ~~Restricted industry precinct~~ — ~~6,000 m²~~ ~~Marine industry precinct~~ — ~~4,000 m²~~
~~RAD4~~	~~Resulting lots comply with a minimum frontage to depth ratio of 1:2 or 2:1.~~ **Figure - Frontage to Depth Ratio** 
~~RAD5~~	~~Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an Overlay map.~~
~~RAD6~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~RAD7~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

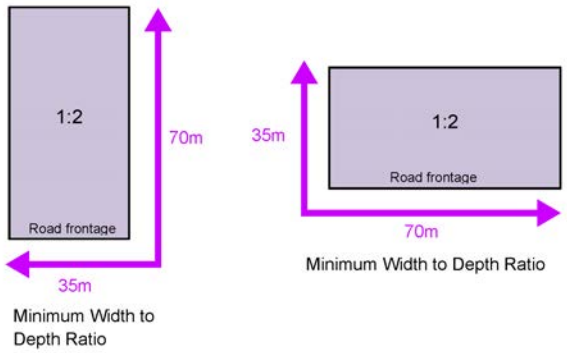
Part ~~R~~K—Criteria for assessable development - Industry zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~R~~K, Table 9.4.1.7.~~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 9.4.1.7.2 Assessable development - Industry zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1	**E1.1**

Lots have appropriate area and dimension for the establishment of uses consistent with the applicable precinct of the Industry zone, having regard to areas required for: a. convenient and safe access; b. on-site car parking; c. on-site manoeuvring to ensure vehicle egress and access in forward gear; d. appropriately sited loading and servicing areas; e. setbacks, buffers and landscaping where required. Note - Refer to the overall outcomes for the Industry zone (applicable precinct) for uses consistent in this precinct.	Lots comply with the following minimum lot sizes: a. 1000 m^2 in the Mixed industry business precinct; b. 2500m^2 in the Light industry precinct; c. 4000m^2 in the General industry precinct; d. 6000m^2 in the Restricted industry precinct. e. 4000m^2 in the Marine industry precinct. **E1.2** Lots have a minimum width to depth ratio of 1:2 or 2:1. **Figure - Frontage to Depth Ratio Examples** 
~~Movement network~~ Street design and layout	
PO4 Development maintains, contributes to or provides for ~~Street layouts are designed to connect to surrounding neighbourhoods by providing an~~ interconnected street, pedestrian and cyclist networks ~~that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.~~ Note - Refer to Planning Scheme Policy - Neighbourhood design for guidance on achieving the above outcome ~~when alternative access points should be provided for emergency management purposes.~~	**E4.1** Development provides and maintains the connections shown on ~~Figure 1 - Dakabin.~~ the movement figures located in Appendix A of Planning scheme policy - Neighbourhood design. **E4.2** 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 2 - 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. **E4.3** All other areas, no example provided. Note - Refer to Planning Scheme Policy - Neighbourhood design for guidance on achieving the performance outcome ~~when alternative~~

	~~access points should be provided for emergency management purposes.~~
PO2 Road layouts facilitate regular and consistent shaped lots through the use of rectilinear grid patterns where not unduly constrained by topographical and other physical barriers.	No example provided.
PO3 Road layouts provide~~s~~ for: a. safe and efficient access and movement for the expected levels and type of traffic; b. an efficient and legible movement network with high levels of connectivity within and external to the development; c. increased active transport through a focus on safety and amenity for pedestrians and cyclists; d. retention of special features such as significant trees and vegetation~~.~~; e. direct access for new industrial lots to a street or road other than sub-arterial or arterial roads. Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.
PO5 The road network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	No example provided.
~~**PO6**~~ ~~The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type.~~	~~**E6**~~ ~~Roads are designed and constructed in accordance with the appropriate road type in Planning scheme policy - Integrated design.~~
~~**PO7**~~ ~~Movement networks encourage walking and cycling and provide a safe environment for pedestrians and cyclists.~~	~~**E7**~~ ~~Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.~~
PO	No example provided.

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: 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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO8 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.
	E

~~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 4,000m^2 Gross Floor Area (GFA);
- retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA;
- warehouses and Industry greater than 6000m^2 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 - The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.

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

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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Note - All turns vehicular access to existing lots is to be retained at upgraded 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.

Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access function: 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: 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: 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. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection

<table>
<tr><td></td><td>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.</td></tr>
<tr><td>PO

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 boding procedure. All new works are extended to join any existing works within 20m.

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

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

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

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

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:

<table><tr><th>Situation</th><th>Minimum construction</th></tr><tr><td>Frontage road unconstructed or gravel road only;

OR

Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard;

OR

Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>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 land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side.

The minimum total travel lane width is:

• 6m for minor roads;
• 7m for major roads.</td></tr></table>
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.</td></tr>
<tr><td>PO

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.</td><td>E

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.</td></tr>
</table>

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	Note - The road network is mapped on Overlay map - Road hierarchy.
PO 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.	**E** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy Note - Refer to QUDM for requirements regarding trafficability.
	E 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.
~~Reticulated supply~~Utilities	
PO9 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the Industry zone. All services, including water supply, stormwater management, sewage disposal, electricity, telecommunications and gas (if available) are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources;~~ 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).	~~**E9**~~ ~~Lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.

Boundary realignment	
PO10 Boundary realignments do not result in existing land uses on site becoming non-compliant due to: a. lot size; b. parking requirements; c. servicing; d. dependant elements of an existing or approved land use being separately titled. Note - Examples may include but are not limited to: a. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use.	No example provided.
PO11 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
Reconfiguring a lot other than creating freehold lots	
PO12 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -An examples of land uses becoming unlawful includes, but are not limited to the following land on which a building has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.

Reconfiguring by Lease	
PO13 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No example provided.
Volumetric subdivision	
PO14 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the zone and does not result in existing land uses on site becoming non-compliant. Note - Example include but are not limited to: a. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use.	No example provided.
Access Easements	
PO	No example provided.

Access easements contain a driveway constructed to an appropriate standard for the intended use.	
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO16 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure.	No example provided.

<table>
<tr>
<td>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.

Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</td>
<td></td>
</tr>
<tr>
<td>PO17

Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance.

~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~

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.</td>
<td>~~No example provided.~~

E

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:

<table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</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.</td>
</tr>
<tr>
<td>PO18

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO19

Natural streams and riparian vegetation are retained and enhanced through revegetation.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO20

Areas constructed as detention basins:</td>
<td>E

~~No example provided.~~</td>
</tr>
</table>

a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO21 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO22 A c~~C~~onstructed water body~~ies~~proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	No example provided.
PO15 Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E15** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO23 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E23** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO24 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E24** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO25**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~	~~No example provided.~~

a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
~~**PO26**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO27 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated ~~vegetated~~ buffers;	No example provided.

d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	
PO28 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.

Native vegetation where not located in the Environmental areas overlay	
PO29 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected;	No example provided

f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO30 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E30** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO31 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures;	**E31** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint;

b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO32 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E32** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO33 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**PO33** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO34 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E34** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m;

	ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards. 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.	
PO35 No new boundaries are located within 2m of High Value Areas.	No example provided.
PO36	**E36**

Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
PO37 Lots provide a development footprint outside of the buffer.	No example provided.
PO38 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
PO39 Lots do not: a. reduce public access to a heritage place, building, item or object;	No example provided.

b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	
PO40 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
High voltage electricity line buffer	
PO41 New lots provide a development footprint outside of the buffer.	No example provided.
PO42 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E42** No new lots are created within the buffer area.
PO43 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E43** No new lots are created within the buffer area.
PO44 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No example provided.
Landfill buffer	
PO45 Lots provide a development footprint outside of the buffer.	No example provided.
PO46	No example provided.

Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	
Wastewater treatment site buffer	
PO47 New lots provide a development footprint outside of the buffer.	No example provided.
PO48 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
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.	
PO49 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO50 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E50** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.

PO51 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO52 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E52** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO53 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E53.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E53.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO54 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;	No example provided.

b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park(57)	
PO55 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E55** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO56 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E56** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Figure 1 - Dakabin

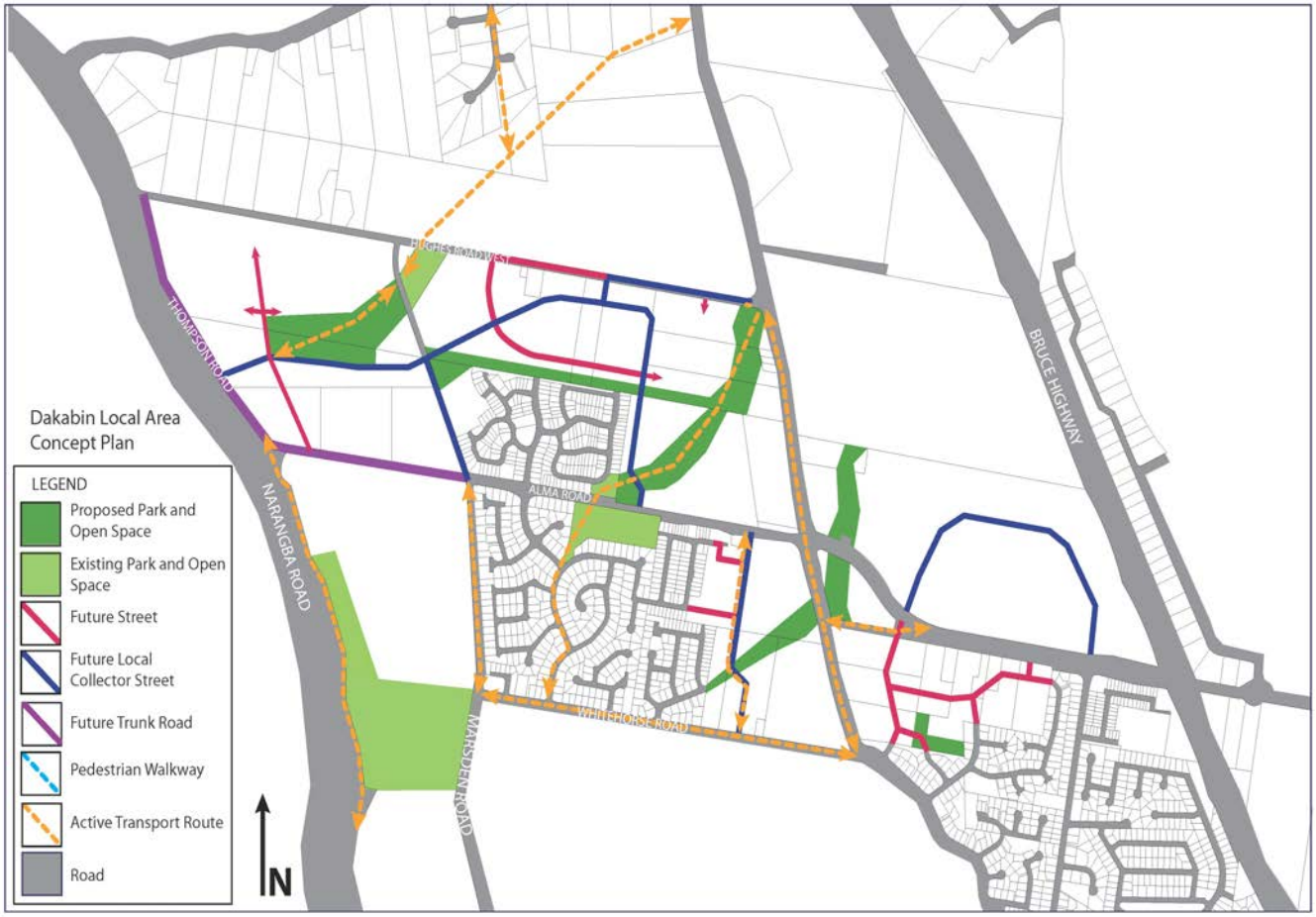
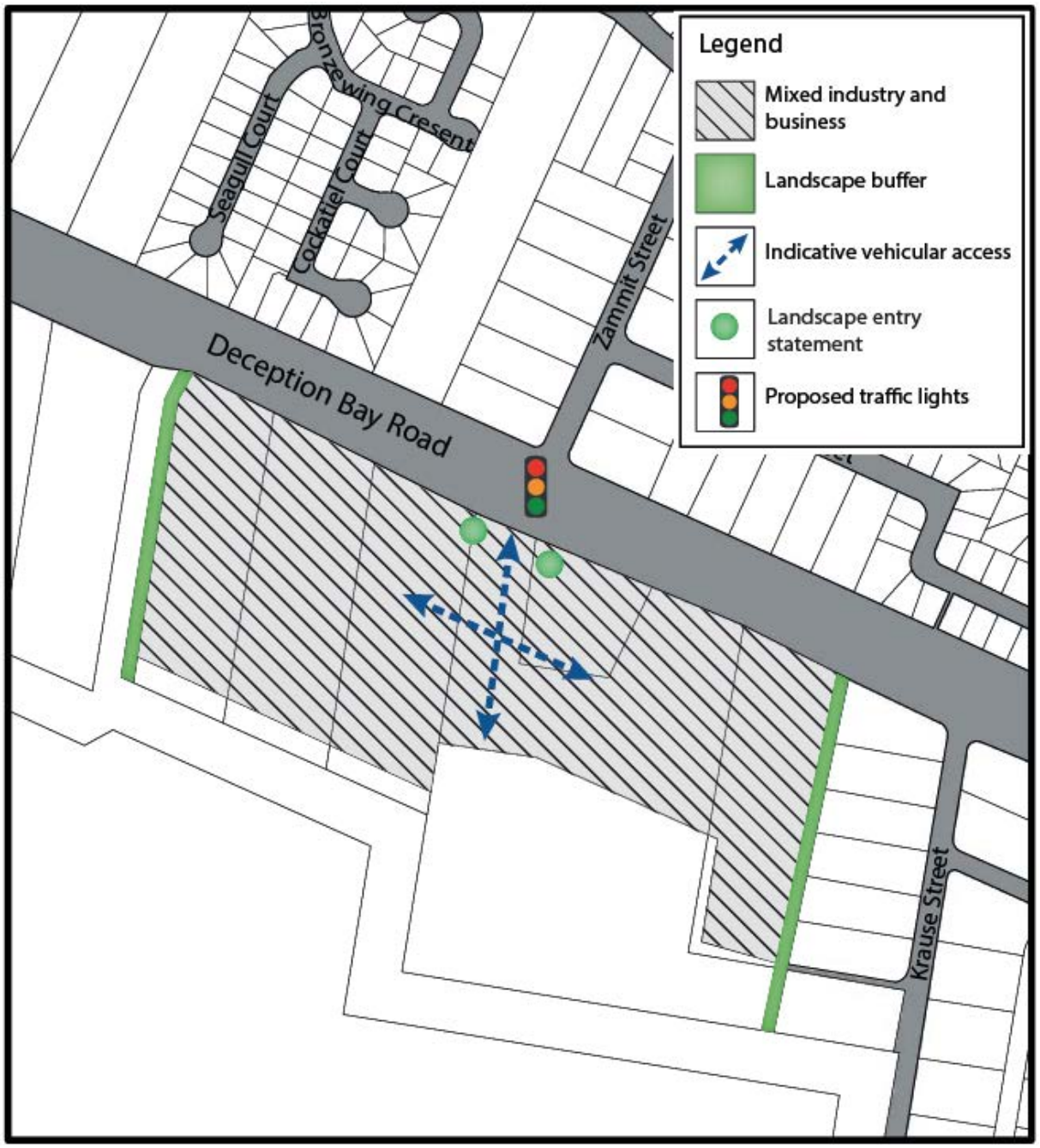


Figure 2 - Deception Bay Road Mixed Industry and Business



9.4.1.8 Limited development zone

9.4.1.8.1 Purpose - Limited development zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Limited development zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Limited development zone specific overall outcomes:

a. Reconfiguring a lot in the Limited development zone is for Park[(57)] or Permanent plantation[(59)] purposes only or ensures that lots have sufficient area outside of the zone for development consistent in the adjoining zone.

b. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot achieves the intent and purpose of the Limited development zone outcomes as identified in Part 6.

9.4.1.8.2 Requirement for assessment

Part ~~S~~L - Criteria for assessable development - Limited development zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~S~~L, Table 9.4.1.8.1 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 9.4.1.8.1 Assessable development - Limited development zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
PO1 Reconfiguring a lot does not create lots wholly contained within the Limited development zone unless for the purposes of Park(57) or Permanent plantation(59).	No example provided.
PO2 Reconfiguring for any purpose other than Park(57) or Permanent plantation(59) ensures appropriate building area outside of the Limited development zone to support land uses consistent with the adjoining zone.	No example provided.
Boundary realignment	
PO3 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO4 Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme requirements. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
PO5 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the zone.	No example provided.
PO6 Boundary realignment does not place future development in areas of increased natural hazard risk, unless for Park**(57)** or Permanent plantation**(59)**. Note - The Flood Hazard Overlay and Coastal Hazard Overlay allocate areas of risk for development within the respective flood planning area and coastal planning area.	No example provided.

9.4.1.9 Recreation and open space zone

9.4.1.9.1 Purpose - Recreation and open space zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Recreation and open space zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Recreation and open space zone specific overall outcomes:

a. Park[(57)] and open space is located within walking distance to all residential lots, and is designed and constructed to a standard sufficient to service the social, cultural and recreational needs of the community.

b. Reconfiguring a lot maintains lots of sufficient size and dimensions to cater for the desired standard for service for Park[(57)] and open space provision.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Recreation and open space zone outcomes as identified in Part 6 or where in the Redcliffe Kippa-Ring local plan area, achieves the intent and purpose of the Redcliffe Kippa-Ring local plan and applicable precinct as identified in Part 7.

9.4.1.9.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part T, Table 9.4.1.9.1. Where the development does not meet a requirement for accepted development (RAD) within Part T Table 9.4.1.9.1, 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
RAD1	PO3
RAD2	PO4
RAD3	PO21-PO57
RAD4	PO25-PO26
RAD5	PO19

Part T - Requirements for accepted development - Recreation and open space zone

Table 9.4.1.9.1 Requirements for accepted development - Recreation and open space zone

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Lots created by boundary realignment: a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections; d. do not result in the creation of any additional lots.
RAD2	Boundary realignment does not result in existing land uses on-site becoming non-compliant: Note - Examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.
RAD3	Boundary realignment does not result in the creation of additional building development opportunities within an area subject to an overlay map.

~~**RAD4**~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~**RAD5**~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~U~~M - Criteria for assessable development - Recreation and open space zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~U~~M, Table 9.4.1.9.~~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 9.4.1.9.2 Assessable development - Recreation and open space zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Areas for recreation and open space purposes are provided in locations, and of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks(57) refer to Planning scheme policy - Integrated design.	No example provided.
PO2 The safety and useability of areas for recreation and open space purposes are ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access.	No example provided.
Boundary realignment	
PO3 Boundary realignment ensures that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO4 Boundary realignment does not result in: a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserviced by infrastructure; c. lots not providing for own private servicing. Note - Examples of a. above may include but are not limited to: a. minimum lot size requirements;	No example provided.

b. setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	
Reconfiguring a lot other than creating freehold lots	
PO5 Reconfiguring a lot which separates existing or approved buildings whether or not including land, or separates land by way of lease does not result in land uses becoming non-compliant or dependant elements of a use being separated by title.	No example provided.
Volumetric subdivision	
PO6 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-compliant.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.

PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
~~**Reticulated supply**~~ **Utilities**	
PO7 ~~Each lot is provided with an appropriate level of service and infrastructure , including water supply, stormwater management, sewage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources;~~ 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).	~~**E7**~~ ~~Lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the reticulated sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~where available, access to a high speed telecommunication network;~~ No example provided.
Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m2 or greater in size and results in 6 or more lots, 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.	No example provided.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO8 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in favour of Council with sufficient area for practical access for maintenance. 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** Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows: **Pipe Diameter** / **Minimum Easement Width (excluding access requirements)** Stormwater pipe up to 825mm diameter — 3.0m Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter — 4.0m Stormwater pipe greater than 825mm diameter — Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).

	Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
PO Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO9 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO10 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO11 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO A constructed water body proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest.	No example provided.
PO~~12~~ Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E~~12~~** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.
Stormwater management system	

~~**PO12**~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION	~~**E12**~~ ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER DESIGN AND LOCATION SECTION
PO13 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.	**E13** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.
PO14 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E14** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO15**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~**PO16**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~	~~No example provided.~~

~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO17 The stormwater management system is designed to: a. Protect the environmental values in downstream waterways; and b. Maintain ground water recharge areas; and c. Preserve existing natural wetlands and associated buffers d. Avoid disturbing soils or sediments; and e. Avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas. f. Maintain and improve receiving water quality; g. Protect natural waterway configuration; h. Protect natural wetlands and vegetation; i. Protect downstream and adjacent properties; and j. Protect and enhance riparian areas.	No example provided.
PO18 Design and construction of the stormwater management system:	No example provided.

a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.	
Native vegetation where not located in the Environmental areas overlay	
PO19 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	No example provided
Noise	
PO20 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. 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.	**E20** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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.

Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO21 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E21** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.

PO22 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E22** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO23 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E23** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO24 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E24** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%;

	iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO25 No new boundaries are to be located within 2m of a High Value Area.	No example provided
PO26 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	**E26** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO27 Lots provide a development footprint outside of the buffer.	No example provided.
PO28 Access to a new lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO29 Lots provide a development footprint outside of the separation area.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO30 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided

PO31 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO32 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO33 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E33** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO34 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E34** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO35 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Gas pipeline buffer	
PO36 New lots provide a development footprint outside of the buffer.	No example provided.
PO37	No example provided.

The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	
PO38 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	No example provided.
PO39 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO40 New lots provide a development footprint outside of the buffer.	No example provided.
PO41 The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E41** No new lots are created within the buffer area.
PO42 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E42** No new lots are created within the buffer area.
PO43 Boundary realignments: i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No example provided.
Landfill buffer	
PO44 Lots provide a development footprint outside of the buffer.	No example provided.
PO45	No example provided.

Boundary realignments: i. do not result in the creation of additional building development within the buffer; ii. results in the reduction of building development opportunities within the buffer.	
Wastewater treatment site buffer	
PO46 New lots provide a development footprint outside of the buffer.	No example provided.
PO47 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note -The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO48 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; and d. earthworks do not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$, iv. redirect or alter the existing flows of surface or groundwater.	**E48.1** Lots provides a development footprint free from risk of landslide. **E48.2** Development footprints and driveways for lots does not exceed 15% slope.

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.	
PO49 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO50 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E50** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO51 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO52	**E52**

Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO53 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E53.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E53.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO54 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided
Additional criteria for development for a Park(57)	
PO55 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E55** 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.

Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO56 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E56** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO57 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation and coastal trees b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1.5m in height.	No example provided

9.4.1.10 Rural zone

9.4.1.10.1 Purpose - Rural zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Rural zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Rural zone specific overall outcomes:

a. Reconfiguring a lot achieves an appropriate size and dimension to undertake a range of rural uses.

b. Reconfiguring a lot does not further fragment or otherwise alienate rural land.

c. Reconfiguring a lot does not result in the reduced ability of land to undertake agricultural activities.

d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

e. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

f. Reconfiguring a lot achieves the intent and purpose of the Rural zone and precinct outcomes as identified in Part 6.

9.4.1.10.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part V, Table 9.4.1.10.1. Where the development does not meet a requirement for accepted development (RAD) within Part V Table 9.4.1.10.1, 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	PO4
RAD2	PO4
RAD3	PO4
RAD4	PO14-PO49
RAD5	PO18-PO19
RAD6	PO12

Part V - Requirements for accepted development - Rural zone

Table 9.4.1.10.1 Requirements for accepted development - Rural zone

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Boundary realignment: a. ensures that all service connections to water, sewer, electricity and other infrastructure are wholly contained within the lot they serve; b. ensures dedicated or constructed road access; c. does not require additional infrastructure connections or modification to existing connections.
RAD2	Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme requirements. Note - examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.
RAD3	Resulting lots have a minimum area of 100 ha.
RAD4	Boundary realignment does not result in the creation of additional building development opportunities within a mapped buffer or separation area.

~~RAD5~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~RAD6~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~W~~N - Criteria for assessable development - Rural zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~W~~N, Table 9.4.1.10.~~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 9.4.1.10.2 Assessable development - Rural zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	

PO1
 	
Reconfiguring of a lot, including boundary realignment, maintains or enhances the existing low density, open area character of the Rural zone and does not result in lot sizes of less than 100 hectares unless created to accommodate one of the following uses:
 	
a. road severance;
 	
b. emergency services(25);
 	
c. water cycle management infrastructure;
 	
d. a waste management facility;
 	
e. telecommunication infrastructure;
 	
f. electricity infrastructure;
 	
g. cemetery(12) or crematorium(18);
 	
h. detention facility(20)
	No example provided.

PO2 Lot layout minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and of adjoining lots.	**E2.1** Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical dimensions of 1.5m either as a single element or a step in a terrace or series of terraces.
	E2.2 Street alignment follows ridges or gullies or run perpendicular to slope.
PO3	No example provided.

All new lots have a minimum of road frontage of 100m to allow for safe and convenient access.	
Boundary realignment	
PO4 Boundary realignment: a. does not result in the creation, or in the potential creation of, additional lots; b. is an improvement on the existing land use situation; c. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; d. results in lots which have appropriate size, dimensions and access to cater for uses consistent with the zone; e. infrastructure and services are wholly contained within the lot they serve; f. ensures the uninterrupted continuation of lots providing for their own private servicing.	No example provided.
Community title and lease	
PO5 Reconfiguring a lot which separates existing or approved buildings whether or not including land, or separates land by way of lease does not result in land uses becoming unlawful or dependant elements of a use being separated by title.	No example provided.
Volumetric subdivision	
PO6 The reconfiguring of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO	No example provided.

Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
~~Road network~~ Street design and layout	
PO7 ~~Roads~~ 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 constriction accommodates the following functions ~~to cater for~~: 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. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection~~.~~; h. wildlife movement. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~ Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.

PO	E
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 ttraffic 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 4,000m^2 Gross Floor Area (GFA); • retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • warehouses and Industry greater than 6000m^2 GFA; • on-site carpark greater than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	**E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded 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.
PO Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. **E** Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or collector function:

	i. intersecting road located on the same side = 100 metres; ii. intersecting road located on opposite side = 50 metres; b. Where the through road provides a sub-arterial function: i. intersecting road located on the same side = 300 metres; ii. intersecting road located on opposite side = 150 metres c. Where the through road provides an arterial function: i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
~~**PO8**~~ ~~Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.~~ ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~	~~No example provided.~~
~~**Services**~~ **Utilities**	

PO9 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the Rural zone~~. All services, including water supply, ~~stormwater management,~~ sewage disposal, ~~drainage,~~ electricity, street lighting ~~gas and~~ telecommunications and gas (if available) are provided in a manner that: a. ~~is efficient in delivery of service;~~ b. is effective in delivery of service and meets reasonable community expectations; c. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; d. ensures a logical, sequential, efficient and integrated roll out of the service network; e. is conveniently accessible in the event of maintenance or repair; f. minimises whole of life cycle costs for that infrastructure provided; g. minimises risk of potential adverse impacts on natural and physical environment; h. minimises risk of potential adverse impact on amenity and character values; i. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	**E9** ~~New lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network where available or otherwise potable water from an on-site water storage;~~ b. ~~a connection to the reticulated sewerage infrastructure network or otherwise an on-site effluent treatment and disposal system;~~ c. ~~a connection to the reticulated electricity infrastructure network or a separate electricity generation capacity;~~ d. ~~where available, access to a high speed telecommunication network.~~ Each lot is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
~~PO10~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a legal point of discharge.~~	**~~E10~~** ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~
Stormwater location and design	
PO Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in favour of Council with sufficient area for practical access for maintenance. 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** 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)**

	<table><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></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.
	E 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.
Park[57] and open space	
PO11 Park[57] and open space, where required, is provided of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks[57] refer to Planning scheme policy - Integrated design.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO12 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.	No example provided.

c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO13 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E13** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO14	**E14**

Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO15 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E15** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO16 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. promote accessibility and manoeuvring for fire-fighting during bushfire.	**E16** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO17 The road layout and design supports:	**E17** Reconfiguring a lot provides a road layout which:

a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO18	No example provided.

No new boundaries are to be located within 4m of a High Value Area.	
PO19 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E19** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO20 Lots provide a development footprint outside of the buffer.	No example provided.
PO21 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area(refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO22	No example provided.

Lots provide a development footprint outside of the separation area.	
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO23 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO24 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO25 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO26 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E26** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO27 Development within a Bulk water supply infrastructure buffer:	**E27** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.

a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	
PO28 Boundary realignments: a. do not result in the creation of additional building development opportunities within the buffer; b. results in the reduction of building development opportunities within the buffer.	No example provided.
Gas pipeline buffer	
PO29 New lots provide a development footprint outside of the buffer.	No example provided.
PO30 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	No example provided.
PO31 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	No example provided.
PO32 Boundary realignments: a. do not result in the creation of additional building development opportunities within the buffer; b. results in the reduction of building development opportunities within the buffer.	No example provided.
High voltage electricity line buffer	
PO33 New lots provide a development footprint outside of the buffer.	No example provided.
PO34 The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E34** No new lots are created within the buffer area.

PO35 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E35** No new lots are created within the buffer area.
PO36 Boundary realignments: a. do not result in the creation of additional building development within the buffer; b. result in the reduction of building development opportunities within the buffer.	No example provided.
Wastewater treatment s buffer	
PO37 New lots provide a development footprint outside of the buffer.	No example provided.
PO38 Boundary realignments: a. do not result in the creation of additional building development opportunities within the buffer; b. results in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO39 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not:	**E39.1** Lots provides development footprint for all lots free from risk of landslide. **E39.2** Development footprints and driveways for a lot does not exceed 15% slope.

i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m^3; iv. redirect or alter the existing flows of surface or groundwater.	
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.	
PO40 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO41 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E41** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO42 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.

Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	
~~**PO43**~~ ~~Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.~~	~~**E43**~~ ~~Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.~~
~~**PO44**~~ ~~Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.~~ ~~Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.~~ ~~Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow~~	~~**E44.1**~~ ~~Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:~~ a. ~~Urban area – Level III;~~ b. ~~Rural area – N/A;~~ c. ~~Industrial area – Level V;~~ d. ~~Commercial area – Level V.~~ ~~**E44.2**~~ ~~Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.~~
PO45 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; and b. an overland flow path where it crosses more than one property.~~; and~~ c. ~~inter-allotment drainage infrastructure.~~ Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided

Additional criteria for development for a Park[57]	
PO46 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E46** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO47 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E47** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO48 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation and coastal trees; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill;	No example provided.

c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.	

9.4.1.11 Rural residential zone

9.4.1.11.1 Purpose - Rural residential zone

The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Rural residential zone, to achieve the Overall Outcomes.

The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Rural residential zone specific overall outcomes:

a. Reconfiguring a lot in the Rural residential zone maintains the established low density and open area local character and amenity of the streetscape through retaining appropriately larger lot sizes and retaining appropriate buffering of larger lots to particular uses.

Note - The Rural residential zone consists of 3 distinctive low density character areas that are differentiated by lot types (with minimum sizes of 3000m^2 , 6000m^2, or 2 ha) and areas identified for no further reconfiguring. Infill development below the minimum lot sizes identified on Overlay map - Rural residential lot sizes, including the transition of one rural residential lot type (or size) to another, does not occur unless in exceptional circumstances where it can be justified that there is no detrimental effect to the character and amenity of the area, and the departure from the minimum lot size achieves a positive outcome for constraint avoidance or protection of values..

b. Reconfiguring a lot identified as a potential future growth front (e.g Narangba, Morayfield-Burpengary and Burpengary East) does not result in further fragmentation of that land or prevent the future conversion of that land for future urban purposes.

Note - The potential future growth areas are shown on Overlay map - Rural residential lot sizes as 'No further reconfiguration'.

c. Reconfiguring a lot identified as having particular values, qualities or characteristics that require buffering or are affected by constraints does not result in further fragmentation of that land or the establishment and encroachment of incompatible uses.

Note - Land within buffers to particular values, qualities or characteristics such as industry are shown on Overlay Map - Rural residential lot sizes as 'No further reconfiguration'.

d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a ‘least risk, least impact’ approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

e. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;

iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

f. Reconfiguring a lot achieves the intent and purpose of the Rural residential zone and precinct outcomes as identified in Part 6.

9.4.1.11.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part X, Table 9.4.1.11.1. Where the development does not meet a requirement for accepted development (RAD) within Part X Table 9.4.11.1.1, 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~~
~~RAD1~~	~~PO10~~
~~RAD2~~	~~PO10~~
~~RAD3~~	~~PO1-PO3, PO10~~
~~RAD4~~	~~PO31-PO64~~
~~RAD5~~	~~PO35, PO36~~
~~RAD6~~	~~PO29~~

~~**Part X - Requirements for accepted development - Rural residential zone**~~

Table 9.4.1.11.1 Requirements for accepted development - Rural residential zone

~~**Requirements for accepted development**~~	
~~**General requirements**~~	
~~**Boundary realignment**~~	
~~**RAD1**~~	~~Lots created by boundary realignment:~~ a. ~~contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;~~ b. ~~have dedicated road access;~~ c. ~~do not require additional infrastructure connections or modification to existing connections.~~ d. ~~do not result in the creation of any additional lots;~~ e. ~~rear lots have a minimum frontage of 10m.~~
~~**RAD2**~~	~~Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme requirements.~~ ~~Note - Examples may include but are not limited to:~~

	a. ~~minimum lot size requirements;~~ b. ~~minimum or maximum required setbacks~~ c. ~~parking and access requirements;~~ d. ~~servicing and Infrastructure requirements;~~ e. ~~dependant elements of an existing or approved land use being separately titled, including but not limited to:~~ i. ~~Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.~~
~~**RAD3**~~	a. ~~Where both existing lots are less than the minimum lot size, boundary realignment is for the purpose of achieving a more regular shape and does not result in more than 5% increase or decrease of area for either lot;~~ b. ~~Where 1 existing lot is undersized and the other existing lot complies with the minimum lot size requirement, boundary realignment does not result in the complying lot becoming non-compliant with the minimum lot area requirement;~~ c. ~~Where both lots comply with the minimum lot size requirement, boundary realignment results in both lots remaining compliant with the minimum lot size requirement.~~
~~**RAD4**~~	~~Boundary realignment does not result in the creation of additional building development opportunity within a mapped buffer or separation area.~~
~~**RAD5**~~	~~No new boundaries are located within 4m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~**RAD6**~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~Y~~O - Criteria for assessment - Rural residential zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~Y~~O, Table 9.4.1.11.~~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 9.4.1.11.2 Assessable development - Rural residential zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Lot size and design maintains the low density character and amenity associated with a rural residential environment by complying with the minimum lot sizes specified in Overlay map – Rural residential lot sizes.	No example provided.
PO2	**E2**

Residential lot road frontages have sufficient width to allow easy and safe access.	Rear lots have a minimum frontage of 10m.
PO3 Lot size and design complies with the minimum lot sizes specified in Overlay map - Rural residential lot sizes to: a. accommodate the Dwelling house(22) and associated structures, vehicle access, parking and manoeuvring, private open space and landscaping, and on-site effluent disposal areas; b. protect land from fragmentation that will inhibit conversion of future growth areas to general residential development; c. provide transitional areas between lands with different residential densities; d. ensure new lots are not created in areas affected by coastal hazards; e. ensure compliance with previous development approvals; f. provide buffers and limit intensification of development around particular areas, such as but not limited to, extractive industries(27), agricultural uses, environmentally significant areas, special areas, industrial areas and essential infrastructure; g. ensure land the subject of future investigation areas is not fragmented.	No example provided.
PO4 Lot layout and street layout minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and adjoining lots.	**E4.1** Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical dimensions of 1.5m either as a single element or a step in a terrace or series of terraces.
	E4.2 Street alignment follows ridges or gullies or run perpendicular to slope.
~~**PO5**~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~	~~**E5**~~ ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~
Street design and layout	
PO6	No example provided.

Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by: a. facilitating increased activity transport through a focus on safety and amenity for pedestrians and cyclist; b. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO7 ~~Streets are designed and constructed to cater for:~~ a. ~~safe and convenient pedestrian and cycle movement;~~ b. ~~adequate on street parking;~~ c. ~~expected traffic speeds and volumes;~~ d. ~~utilities and stormwater drainage;~~ e. ~~lot access, sight lines and public safety;~~ f. ~~emergency access and waste collection;~~ g. ~~landscaping and street furniture.~~ ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.~~ 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: a. access to premises by providing convenient vehicular movement for residencts between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on steet 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.	No example provided.

Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO 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 ttraffic 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 4,000m^2 Gross Floor Area (GFA); • retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • warehouses and Industry greater than 6000m^2 GFA; • on-site carpark greater than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess	**E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** The active transport network is extended in accordance with Planning scheme policy - Integrated design.

the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO8 Intersections along all streets and road area located and ~~are~~ designed ~~and constructed~~ to provide ~~for the~~ safe and convenient ~~efficient~~ movements for all users ~~of pedestrians, cyclists, public transport and private vehicles~~.	~~No example provided.~~ **E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or collector function: i. intersecting road located on same side = 100 metres; ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: i. intersecting intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres. d. Walkable block perimeter does not exceed 1500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy.

	Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this example.
PO 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 boding procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E** 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**: Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard **Minimum construction**: 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 land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads. Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO	**E**

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
~~Reticulated supply~~ Utilities	
PO9 ~~Each lot is proided with an appropriate level of service and infrastructure commensurate with the Rural residential zone.~~ All services, including water supply, ~~stormwater management~~, sewage disposal, waste disposal, ~~drainage,~~ electricity, street lighting, ~~gas and~~ telecommunications, and gas (if available) are provided in a manner that: a. ~~is efficient in delivery of service;~~ b. is effective in delivery of service and meets reasonable community expectations; c. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; d. ensures a logical, sequential, efficient and integrated roll out of the service network; e. is conveniently accessible in the event of maintenance or repair; f. minimises whole of life cycle costs for that infrastructure provided; g. minimises risk of potential adverse impacts on natural and physical environment; h. minimises risk of potential adverse impact on amenity and character values; and i. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	**E9** ~~New lots are provided with:~~ a. ~~a water supply being either:~~ i. ~~connected to a reticulated water supply infrastructure network; or~~ ii. ~~potable water from an on-site water storage supply.~~ b. ~~a sewage disposal system being either:~~ i. ~~connected to a reticulated sewerage infrastructure network; or~~ ii. ~~an on-site effluent treatment and disposal system.~~ c. ~~an electricity supply being either:~~ i. ~~connected to a reticulated electricity infrastructure network; or~~ ii. ~~separate electricity generation capacity.~~ d. ~~access to a high speed telecommunication network, where available.~~ Each lot is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
Boundary realignment	
PO10 Boundary realignment: a. does not result in the creation, or in the potential creation of, additional lots; b. is an improvement on the existing land use situation;	No example provided.

c. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; d. results in lots which have appropriate size, dimensions and access to cater for uses consistent with the zone; e. infrastructure and services are wholly contained within the lot they serve; f. ensures the uninterrupted continuation of lots providing for their own private servicing.	
Reconfiguring existing development by Community Title	
PO11 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note -Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy**(21)** has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy**(21)** to two separate Dwelling houses**(22)**, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses. b. Land on which a Multiple dwelling**(49)** has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.
Reconfiguring by Lease	
PO12	No example provided.

Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling[49] over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling[49]. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO13 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to: a. Where a commercial or industrial land use contains an ancillary office[53], the office[53] cannot be separately titled as it is considered part of the commercial or industrial use. b. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.
Access Easement	

PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Stormwater location and design	
PO Where development: a. involves a land area greater than 2500m^2; b. results in 6 or more lots, 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 - 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. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO14 The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.	No example provided.

<table>
<tr>
<td>PO15

Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance.

~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~

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.</td>
<td>~~No example provided.~~

E

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:

<table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</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.

E

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.</td>
</tr>
<tr>
<td>PO16

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO17

Natural streams and riparian vegetation are retained and enhanced through revegetation.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO18

Areas constructed as detention basins:</td>
<td>E

~~No example provided.~~</td>
</tr>
</table>

a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO19 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO20 A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	No example provided.

Stormwater management system	
PO21 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E21** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon the development footprint ~~private lots~~.
PO22 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E22** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO23**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~	~~No example provided.~~

~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
~~**PO24**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO25 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration;	No example provided.

h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	
PO26 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.

Park(57) and open space	
PO27 Park(57) and open space, where required, is provided in locations, and of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks(57) refer to Planning scheme policy - Integrated design.	No example is provided.
PO28 The safety and useability of Parks(57) is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the Park(57) or open space area.	**E28.1** Local and district Parks(57) are bordered by streets and not lots wherever possible.
	E28.2 Fencing provided along local and district Park(57) boundaries is a maximum height of 1m from natural ground level.
	E28.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park(57) and private allotments through the use of gates and limited retaining features along Park(57) boundaries.
Native vegetation where not located in the Environmental areas overlay	
PO29	No example provided.

Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO30 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E30** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.

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

Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

PO31 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E31** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO32 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E32** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO33 Lots are designed to achieve :	**E33** Reconfiguring a lot ensures a new lot is provided with:

a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO34 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E34** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land.

	c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas(refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO35 No new boundaries are to be located within 4m of a High Value Area .	No example provided.
PO36 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E36** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	

PO37 Lots provide a development footprint outside of the buffer.	No example provided.
PO38 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Extractive resources separation area(refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO39 Lots provide a development footprint outside of the separation area.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO40 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO41 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO42	No example provided.

Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	
PO43 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E43** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO44 Development within a Bulk water supply infrastructure buffer: a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.	**E44** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO45 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Electricity supply substation buffer	
PO46 Lots provide a development footprint outside of the buffer.	No example provided
High voltage electricity line buffer	
PO47 New lots provide a development footprint outside of the buffer.	No example provided.
PO48 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E48** No new lots are created within the buffer area.
PO49 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E49** No new lots are created within the buffer area.

PO50 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No example provided.
Landfill buffer	
PO51 Lots provide a development footprint outside of the buffer.	No example provided.
PO52 Boundary realignments: i. do not result in the creation of additional building development within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Wastewater treatment site buffer	
PO53 New lots provide a development footprint outside of the buffer.	No example provided.
PO54 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO55 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk;	**E55.1** Lots provides development footprint free from risk of landslide. **E55.2**

b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$; iv. redirect or alter the existing flows of surface or groundwater.	Development footprints and driveways for a lot does not exceed 15% slope.
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.	
PO56 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO57 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E57** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO58 Development does not:	No example provided.

a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	
PO59 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E59** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO60 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E60.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E60.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO61 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure.	No example provided.

Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park(57)	
PO62 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E62** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO63 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E63** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO64 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation;	No example provided.

b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.	

9.4.1.12 Township zone

9.4.1.12.1 Township centre precinct

9.4.1.12.1.1 Purpose - Township zone - Township centre precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Township zone - Township centre precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Township zone - Township centre precinct specific overall outcomes:

a. Reconfiguring a lot maintains lot sizes and dimensions which are able to support the scale and intensity of development commensurate with centre activities consistent in the precinct.

b. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot achieves the intent and purpose of the Township centre precinct outcomes as identified in Part 6.

9.4.1.12.1.2 Criteria for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part Z, Table 9.4.1.12.1. 1 Where the development does not meet a requirement for accepted development (RAD) within Part Z Table 9.4.1.12.1.1, 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
RAD1	PO
RAD2	PO
...	...

Part Z - Requirements for accepted development - Township zone - Township centre precinct

Table 9.4.1.12.1.1 Requirements for accepted development - Township zone - Township centre precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Lots created by boundary realignment: a. have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider; b. contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment
RAD2	Boundary realignment does not result in existing land uses on site becoming non-complying with planning scheme requirements. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.
RAD3	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.

~~RAD4~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~RAD5~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~AA~~P - Criteria for assessable development - Township zone - Township 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 ~~AA~~P, Table 9.4.1.12.1.~~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 9.4.1.12.1.2 Assessable development - Township zone - Township centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Lots have appropriate area and dimension for the establishment of uses consistent with the Township centre precinct, having regard to areas required for: a. convenient and safe access; b. on-site car parking; c. service vehicle access and manoeuvring; d. appropriately sited loading and servicing areas; e. setbacks, buffers and landscaping where required. Note - Refer to the overall outcomes for the Township centre precinct of the Township zone for uses consistent in this precinct.	No example provided.
PO2 Reconfiguring a lot provides for appropriate buffers between existing and future centre uses and existing or potential future sensitive land uses.	No example provided.
PO3 Where adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to any existing footpaths or roadways.	No example provided.
PO4 Lots do not compromise the viability of adjoining lots and provide for optimum integration with existing or future development on surrounding land, having regard to:	No example provided.

a. the connectivity of access and open space networks; b. the efficient provisions of infrastructure; c. the appropriate location of boundaries and road reserves.	
~~Reticulated supply~~ Utilities	
PO6 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the Township zone - Township centre precinct. All services, including water supply, stormwater management, sewage disposal, drainage, electricity, gas and telecommunications are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	~~**E6**~~ ~~Lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.
Street design and layout	
PO 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: 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;	No example provided.

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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO5 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~ ~~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.~~	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded 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

~~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 4,000m^2 Gross Floor Area (GFA); • retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • warehouses and Industry greater than 6000m^2 GFA; • on-site carparki greated than 100 spaces; • development has a trip generation rate of 100 vehicles or more within the peak hour; • development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E Intersection spacing (centreline – centreline) along a through road conforms with the following:

	a. Where the through road provides an access function: i. intersection 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: 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: i. intersecting road located on same side = 300 metres; ii. intersection 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. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO	**E**

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 boding procedure. All new works are extended to join any existing works within 20m.

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

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

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

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

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

Situation	Minimum construction
Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.

Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking).

Note - Alignment within road reserves is to be agreed with Council.

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

PO

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.

Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.

E

Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.

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

Stormwater location and design

PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO8 ~~The development is planned and designed considering:~~ a. ~~the land use constraints of the site~~ b. ~~water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO9 Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance.	~~No example provided.~~ **E**

<table>
<tr>
<td>~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~

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.</td>
<td>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:

<table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</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.</td>
</tr>
<tr>
<td>PO10

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO11

Natural streams and riparian vegetation are retained and enhanced through revegetation.</td>
<td>No example provided.</td>
</tr>
<tr>
<td>PO12

Areas constructed as detention basins:

a. are adaptable for passive recreation;

b. appear to be a natural land form;

c. provide practical access for maintenance purposes;

d. do not create safety or security issues by creating potential concealment areas;

e. have adequate setbacks to adjoining properties;

f. are located within land to be dedicated to Council as public land.</td>
<td>E

~~No example provided.~~

Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</td>
</tr>
</table>

PO13 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO14 A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	No example provided.
PO~~7~~ Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E~~7~~** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO15 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E15** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO16 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E16** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO17**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~	~~No example provided.~~

~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
~~PO18~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO19 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO20 Design and construction of the stormwater management system:	No example provided.

a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	

Boundary realignment	
PO21 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO22 Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme requirements. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled.	No example provided.
PO23 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the Township zone - Township centre precinct for uses consistent in this precinct.	No example provided.
Reconfiguring existing development by Community Title	
PO24 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:	No example provided.

a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy(21) has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy(21) to two separate Dwelling houses(22), at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses(22). b. Land on which a Multiple dwelling(49) has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Reconfiguring by Lease	
PO25 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements.	No example provided.

Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO26 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming unlawful. Note - Examples may include but are not limited to: a. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. b. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Native vegetation where not located in the Environmental areas overlay	
PO27	No example provided

Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO28 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks(57), streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E28** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Values and constraint 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 identification of a development footprint will assist in demonstrating compliance with the following performance standards. 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.	
PO29 No new boundaries are located within 2m of High Value Areas.	No example provided.
PO30 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E30** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	

PO31 Lots provide a development footprint outside of the buffer.	No example provided.
PO32 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
PO33 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO34 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
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.	
PO35 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO36 Development:	**E36** Development ensures that any buildings are not located in an Overland flow path area.

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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO37 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO38 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E38** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO39 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. 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.	**E39.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E39.2**

Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO40 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park(57)	
PO41 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E41** 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 (Appendix B).
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO42 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity;	**E42** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots.

c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
PO43 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1.5m in height.	No example provided.

9.4.1.12.2 Township convenience precinct

9.4.1.12.2.1 Purpose - Township zone - Township convenience precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Township zone - Township convenience precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Township zone - Township convenience precinct specific overall outcomes:

a. Reconfiguring a lot contributes to the consolidation of centres through greater land use efficiency.

b. Reconfiguring a lot maintains lot sizes and dimensions which are able to support development commensurate with convenience type uses consistent in the precinct.

c. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

d. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

e. Reconfiguring a lot achieves the intent and purpose of the Township convenience precinct outcomes as identified in Part 6.

9.4.1.12.2.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part BB, Table 9.4.1.12.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part BB Table 9.4.1.12.2.1, 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
RAD1	PO16
RAD2	PO17
RAD3	PO30-PO47
RAD4	PO34-PO35
RAD5	PO28

Part BB - Requirements for accepted development - Township zone - Township convenience precinct

Table 9.4.1.12.2.1 Requirements for accepted development - Township zone - Township convenience precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Lots created by boundary realignment: a. have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider; b. contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment
RAD2	Boundary realignment does not result in existing land uses on site becoming non-complying with planning scheme requirements Note - Examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled.
RAD3	Boundary realignment does not result in the creation of additional building development opportunity within a mapped buffer or separation area;
RAD4	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.

~~**RAD5**~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

Part ~~CC~~Q - Criteria for assessable development - Township zone - Township convenience 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 ~~CC~~Q, Table 9.4.1.12.2.~~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 9.4.1.12.2.2 Assessable development - Township zone - Township convenience precinct

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Lots have appropriate area and dimension for the establishment of uses consistent with the Township convenience precinct, having regard to areas required for: a. convenient and safe access; b. on-site car parking; c. service vehicle access and manoeuvring; d. appropriately sited loading and servicing areas; e. setbacks, buffers and landscaping where required. Note - Refer to the overall outcomes for the Township convenience precinct of the Township zone for uses consistent in this precinct.	No example provided.
PO2 Reconfiguring a lot provides for appropriate buffers between existing and future centre uses and existing or potential future sensitive land uses.	No example provided.
PO3 Where adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to any existing footpaths or roadways.	No example provided.
PO4 Reconfiguring a lot does not compromise potential future connections with adjoining roadways, uses or lots by way of inappropriate boundary or road reserve locations.	No example provided.

~~PO5~~ ~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~	**~~E5~~** ~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~
~~PO6~~ ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~ ~~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.~~	~~No example provided.~~
~~Reticulated supply~~Utilities	
PO7 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the Township zone - Township convenience precinct. All services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity, gas and telecommunications are provided in a manner that:~~	**~~E7~~** ~~New lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the reticulated sewerage infrastructure network;~~

a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	c. ~~a connection to the reticulated electricity infrastructure network where available or a separate electricity generation capacity;~~ d. ~~where available, access to a high speed telecommunication network.~~ No example provided.
Street design and layout	
PO 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: 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. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.

PO	E
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 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	**E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded 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.
PO Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. **E** Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road located on the same side = 60 metres:

	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: 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: 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. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO 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 boding procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy.	~~No example provided.~~ **E** 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

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.	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.	(including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.
	Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking) Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	
PO Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.	

Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on	No example provided.

surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage)~~through or~~ within private land ~~are~~is protected by easements in favour of Council with sufficient area for practical access for maintenance. ~~Note - To determine sufficient areas for easements refer to Planning scheme policy - Integrated design.~~ ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~ 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.	~~No example provided.~~ **E** 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

	<table><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></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.
PO Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO Natural streams and riparian vegetation affected by development are retained and enhanced through revegetation.	No example provided.
PO Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO Development maintains the environmental values of waterway ecosystems.	No example provided.
PO ~~Constructed water bodies which are proposed to be dedicated as public assets are to be avoided.~~ A constructed waterbody proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest.	No example provided.
PO~~8~~	**E~~8~~**

Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Boundary realignment	
PO16 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO17 Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme requirements: Note - Examples may include but are not limited to: a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled.	No example provided.
PO18 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the Township zone, Convenience precinct for uses consistent in this precinct.	No example provided.
Reconfiguring existing development by Community Title	
PO19 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established.	No example provided.

Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy(21) has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy(21) to two separate Dwelling houses(22), at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses(22). b. Land on which a Multiple dwelling(49) has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note -To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Reconfiguring by Lease	
PO20 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling(49) over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling(49). Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note -Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:	No example provided.

a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO21 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming unlawful. Note - Examples may include but are not limited to: a. Where premises are approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval. b. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. c. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Stormwater management system	

PO22 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E22** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO23 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E23** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO24**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~**PO25**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO	**E**

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.	The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO26 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO27 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.

Native vegetation where not located in the Environmental areas overlay	
PO28 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;	No example provided.

b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO29 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks(57), streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E29** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)	

Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO30 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E30** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO31 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E31** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO32 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E32** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road;

	c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO33 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E33** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.

Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO34 No new boundaries are to be located within 2m of a High Value Area.	No example provided.
PO35 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E35** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO36 Lots do not: a. reduce public access to a heritage place, building, item or object;	No example provided.

b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	
PO37 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO38 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$; iv. redirect or alter the existing flows of surface or groundwater.	**E38.1** Lots provides development footprint free from risk of landslide. **E38.2** Development footprints and driveways for a lot does not exceed 15% slope.
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.	
PO39	No example provided.

Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	
PO40 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E40** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO41 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO42 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E42** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO43	**E43.1**

Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E43.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO44 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided
Additional criteria for development for a Park(57)	
PO45 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E45** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	

PO46 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E46** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO47 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.	No example provided.

9.4.1.12.3 Township industry precinct

9.4.1.12.3.1 Purpose - Township zone - Township industry precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Township zone - Township industry precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Township zone - Township industry precinct specific overall outcomes:

a. Reconfiguring a lot maintains lot sizes and dimensions which are able to support the scale and intensity of development commensurate with industrial activities consistent in the precinct.

b. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot achieves the intent and purpose of the Township industry precinct outcomes identified in Part 6.

9.4.1.12.3.2 Requirement for assessment

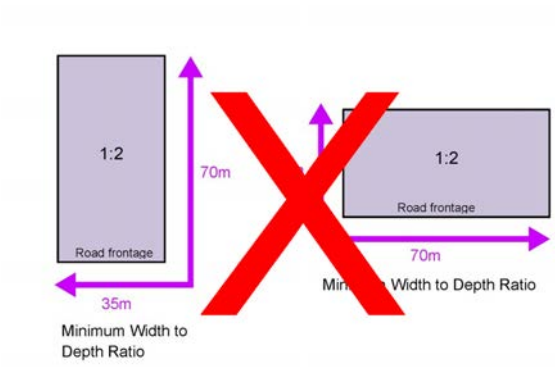
~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part DD, Table 9.4.1.12.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part DD Table 9.4.1.12.3.1, 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
RAD1	PO4
RAD2	PO5
RAD3	PO1
RAD4	PO1
RAD5	PO25-PO43
RAD6	PO29, PO30
RAD7	PO23

Part DD - Requirements for accepted development - Township zone - Township industry precinct

Table 9.4.1.12.3.1 Requirements for accepted development - Township zone - Township industry precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Lots created by boundary realignment: a. have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider; b. contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment
RAD2	Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme requirements: Note - Examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use.

<table>
<tr><td>~~RAD3~~</td><td>~~Resulting lots comply with the following minimum lot sizes and dimensions:~~
<table><tr><th>~~Zone (Precinct)~~</th><th>~~Area~~</th><th>~~Frontage~~</th><th>~~Depth~~</th></tr><tr><td>~~Township zone - Township industry precinct~~</td><td>~~2,500 m^2~~</td><td>~~-~~</td><td>~~-~~</td></tr></table></td></tr>
<tr><td>~~RAD4~~</td><td>~~Resulting lots comply with a minimum frontage to depth ratio of 1:2 or 2:1.~~
Figure - Frontage to Depth Ratio
 
</td></tr>
<tr><td>~~RAD5~~</td><td>~~Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.~~</td></tr>
<tr><td>~~RAD6~~</td><td>~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~</td></tr>
<tr><td>~~RAD7~~</td><td>~~Boundary realignment does not result in the clearing of any Habitat trees.~~</td></tr>
</table>

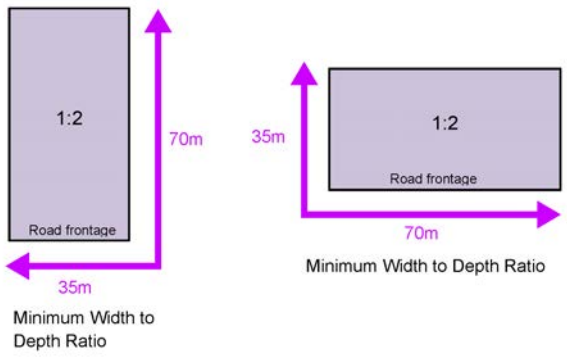
Part ~~EE~~R - Criteria for assessable development - Township zone - Township industry precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~EE~~R, Table 9.4.1.12.3.~~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 9.4.1.12.3.2 Assessable development - Township zone - Township industry precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Lots have appropriate area and dimension for the establishment of uses consistent with the Township Industry precinct, having regard to areas required for: a. convenient and safe access; b. on-site car parking;	**E1.1** Lots have a minimum site area of 2,500m^2. **E1.2** Lots have a minimum width to depth ratio of 1:2 or 2:1.

c. service vehicle access and manoeuvring; d. appropriately sited loading and servicing areas; e. setbacks, buffers and landscaping where required. Note - Refer to the overall outcomes for the Township industry precinct of the Township zone for uses consistent in this precinct.	**Figure - Frontage to Depth Ratio** 
PO2 Upgrade works (whether trunk or non-trunk) are provided where necessary to: 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. 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. 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.	No example provided.
~~Reticulated supply~~Utilities	

PO3 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the Township zone – Township industry precinct. All services, including water supply, stormwater management, sewage disposal, electricity, telecommunications and gas (if available) are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values; and~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources;~~ 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).	~~**E3**~~ ~~New lots are provided with:~~ a. ~~a connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the reticulated sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~where available, access to a high speed telecommunication network;~~ No example provided.
Street design and layout	
PO 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: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestiran 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.	No example provided.

Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO 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 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	**E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E** 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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at upgraded 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.
PO	**E**

Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides and access function: 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: 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: 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. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO	**E**

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 boding procedure. All new works are extended to join any existing works within 20m.

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

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

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

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

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

Situation	Minimum construction
Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.

Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking)

Note - Alignment within road reserves is to be agreed with Council.

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

PO

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road.

Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.

E

Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed.

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

Boundary realignment

PO4 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO5 Boundary realignments do not result in existing land uses on-site becoming non-compliant with planning scheme requirements due to: a. lot size; b. parking requirements; c. servicing; d. dependant elements of an existing or approved land use being separately titled. Note - Examples may include but are not limited to: a. Where a commercial or industrial land use contains an ancillary Office**(53)**, the Office**(53)** cannot be separately titled as it is considered part of the commercial or industrial use.	No example provided.
Reconfiguring existing development by Community Title	
PO6 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy**(21)** has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy**(21)** to two separate Dwelling houses**(22)**, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses**(22)**. b. Land on which a Multiple dwelling**(49)** has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for	No example provided.

accepted development for the use or conditions of development approval. Editor's note -To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Reconfiguring by Lease	
PO7 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling**(49)** over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling**(49)**. Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No example provided.
Volumetric subdivision	
PO8 The reconfiguring the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming unlawful.	No example provided.

Note - Examples may include but are not limited to: a. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use.	
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO10 ~~The development is planned and designed considering:~~ a. ~~the land use constraints of the site;~~ b. ~~water sensitive urban design principles.~~	No example provided.

<table>
<tr>
<td>Development is designed and constructed to achieve Water Sensitive Urban Design best practice including:

a. protection of existing natural features;
b. integrating public open space with stormwater corridors or infrastrucutre;
c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle;
d. protecting water quality environmental values of surface and ground waters;
e. minimising capital and maintenance costs of stormwater infrastrucutre.

Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.

Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</td>
<td></td>
</tr>
<tr>
<td>PO11

Stormwater drainage ~~pipes and structures~~infrastructure (including inter-allotment drainage)~~through or~~ within private land ~~are~~is protected by easements in favour of Council with sufficient area for practical access for maintenance.

~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~

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.</td>
<td>~~No example provided.~~

E

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:

<table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
<tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr>
</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.</td>
</tr>
<tr>
<td>PO12</td>
<td>No example provided.</td>
</tr>
</table>

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	
PO13 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO14 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO15 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO16 A c~~C~~onstructed water body~~ies~~proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest~~are not dedicated as public assets~~.	No example provided.
PO~~9~~ Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**E~~9~~** The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO17 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E17** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.

PO18 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E18** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO19**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~**PO20**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
PO 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	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.

to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	
PO21 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO22 Design and construction of the stormwater management system: a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	No example provided.

Native vegetation where not located in the Environmental areas overlay	
PO23 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.	No example provided

c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	
Noise	
PO24 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E24** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO25	**E25**

Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO26 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E26** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO27 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**E27** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO28 The road layout and design supports:	**E28** Reconfiguring a lot provides a road layout which:

a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards. 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.	
PO29	No example provided

No new boundaries are to be located within 2m of a High Value Area.	
PO30 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	**E30** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
PO31 Lots provide a development footprint outside of the buffer.	No example provided.
PO32 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
PO33	No example provided.

Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	
PO34 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
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.	
PO35 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO36 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E36** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO37 Development does not:	No example provided.

a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	
PO38 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E38** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO39 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E39.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E39.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO40 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure.	No example provided

Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park[57]	
PO41 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E41** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO42 Lots are designed to: a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	**E42** Reconfiguring a lot ensures that: a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards.	
PO43 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation;	No example provided.

b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1.5m in height.	

9.4.1.12.4 Township residential precinct

9.4.1.12.4.1 Purpose - Township zone - Township residential precinct

The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Township zone - Township residential precinct, to achieve the Overall Outcomes.

The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Township zone - Township residential precinct specific overall outcomes:

a. Reconfiguring a lot achieves a variety of lot sizes with a maximum net residential density of 11 lots per hectare.

b. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:

   i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
   ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
   iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
   iv. protecting native species and protecting and enhancing native species habitat;
   v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
   vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
   vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
   viii. Ensuring effective and efficient disaster management response and recovery capabilities.

c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:

   i. responds to the risk presented by overland flow and minimises risk to personal safety;
   ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
   iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
   iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.

d. Reconfiguring a lot achieves the intent and purpose of the Township residential precinct outcomes identified in Part 6.

9.4.1.12.4.2 Requirement for assessment

~~To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part FF, Table 9.4.1.12.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part FF Table 9.4.1.12.4.1, 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
RAD1	PO20
RAD2	PO21
RAD3	PO22
RAD4	PO41-PO60
RAD5	PO45, PO46
RAD6	PO39

Part FF - Requirements for accepted development - Township zone - Township residential precinct

Table 9.4.1.12.4.1 Requirements for accepted development - Township zone - Township residential precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Lots created by boundary realignment: a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections; d. do not result in the creation of any additional lots.
RAD2	Boundary realignment does not result in existing land uses on-site becoming non-compliant. Note - Examples may include but are not limited to: a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.
RAD3	Resulting lots comply with the following minimum lot sizes and dimensions:

Zone (Precinct)	Area	Frontage	Depth
Township zone - Township residential precinct	-	18 m	25 m

~~**RAD4**~~	~~Boundary realignment does not result in the creation of additional building development opportunity within a mapped buffer or separation area.~~
~~**RAD5**~~	~~No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.~~
~~**RAD6**~~	~~Boundary realignment does not result in the clearing of any Habitat trees.~~

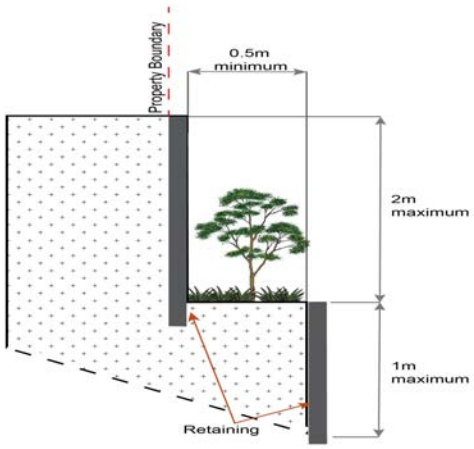
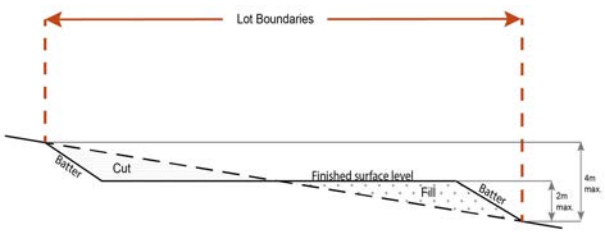
Part ~~GG~~S - Criteria for assessable development - Township zone - Township residential precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part ~~GG~~S, Table 9.4.1.12.4.~~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 9.4.1.12.4.2 Assessable development - Township zone - Township residential precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Density	
PO1 Reconfiguring a lot does not exceed a maximum net residential density of 11 lots per hectare to maintain the low density character of in the precinct.	No example provided.
Lot size and design	
PO2 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. a Dwelling house[(22)] including all domestic outbuildings and possible on site servicing requirements; b. areas for car parking, access and manoeuvring; c. areas for private open space.	**E2** Lot sizes and dimensions comply (excluding any access handles) with Lot Types D, E or F in accordance with Table 9.4.1.6.2.3: Lot Types. Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement)
PO3 Reconfiguring a lot facilitates the provision of varied housing options, a mix of lot sizes that is consistent with the low density character of the precinct and encourages diversity within the streetscape.	**E3** Lot sizes and dimensions comply (excluding any access handles) with Lot Types D, E or F in accordance with Table 9.4.1.6.2.3: Lot Types.
PO4 Lots are distributed throughout the development and are not concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking.	**E4** A maximum of 4 adjoining lots with frontages of 12.5 metres or less are proposed where fronting the same street.

PO5 Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following: a. The likely location of private open space associated with a Dwelling House(22) on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. The potential for overlooking from public land into private lots is avoided wherever possible; and d. Lot design is integrated with the opportunities available for Dwelling House(22) design to reduce impacts. Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.	**E5.1** Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis. **E5.2** Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to: a. a maximum vertical dimension of 1.5m from natural ground level for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or  c. where incorporating benching along the short axis (from side to side boundary) of a lot: i. The difference between levels at each boundary is no greater than 4m per lot; ii. each bench has a maximum height of 2m (refer Figure below); or 

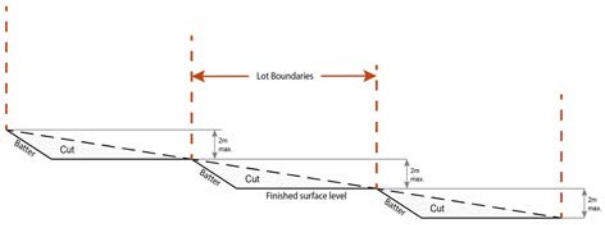
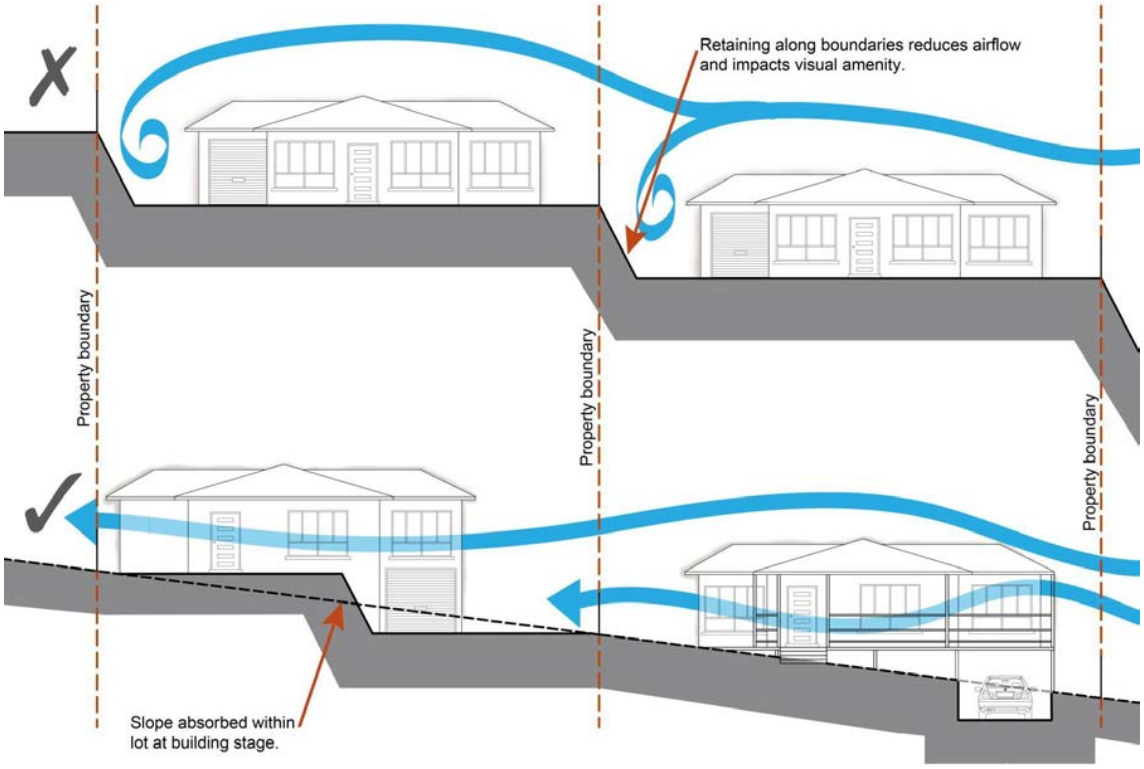
	d. where incorporating benching along the long axis (from front to rear boundary): i. each bench has a maximum height of 2m; ii. lots orientate up/down the slope.  Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion. Editor's note - Strict cut and fill requirements apply at the Dwelling house(22) stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot desgin



~~PO6~~	~~E6~~

~~Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER LOCATION AND DESIGN SECTION	~~The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.~~ THIS PROVISION HAS BEEN RELOCATED TO THE STORMWATER LOCATION AND DESIGN SECTION
Street design and layout	
PO7 Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ that facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers. Note - Refer to Planning scheme policy - Neighbourhood design for determining design criteria to achieve this outcome.	No example provided.
PO Development maintains, contributes to or provides for a street layout that is designed to connect to surrounding neighbourhoods, providing an interconnected street, pedestrian and cyclist network that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development. 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 is provided. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving the above example.
PO8 Development maintains, contributes to or provides for a s~~S~~treet layout~~s~~ that provide~~s~~ an efficient and legible movement network with high levels of connectivity within and external to the to the site by; a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 600m; c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form;	No example provided.

d. reducing street block sizes as they approach an activity focus (e.g Township centre, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for determining design criteria to achieve this outcome.	
PO10 Cul-de-sacs or dead end streets are not proposed unless: a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. Note - Refer to Planning scheme policy - Neighbourhood design for alternative design solutions to cul-de-sac development	No example provided.
PO11 Where cul-de-sacs are proposed: a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised.	No example provided.
PO12 Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.	**E12** Street alignment follows ridges or gullies or runs perpendicular to slope.
PO14 Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:	**E14.1** Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred lot orientation below**.**

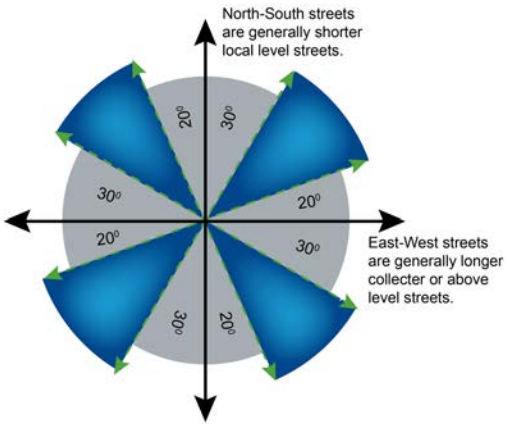
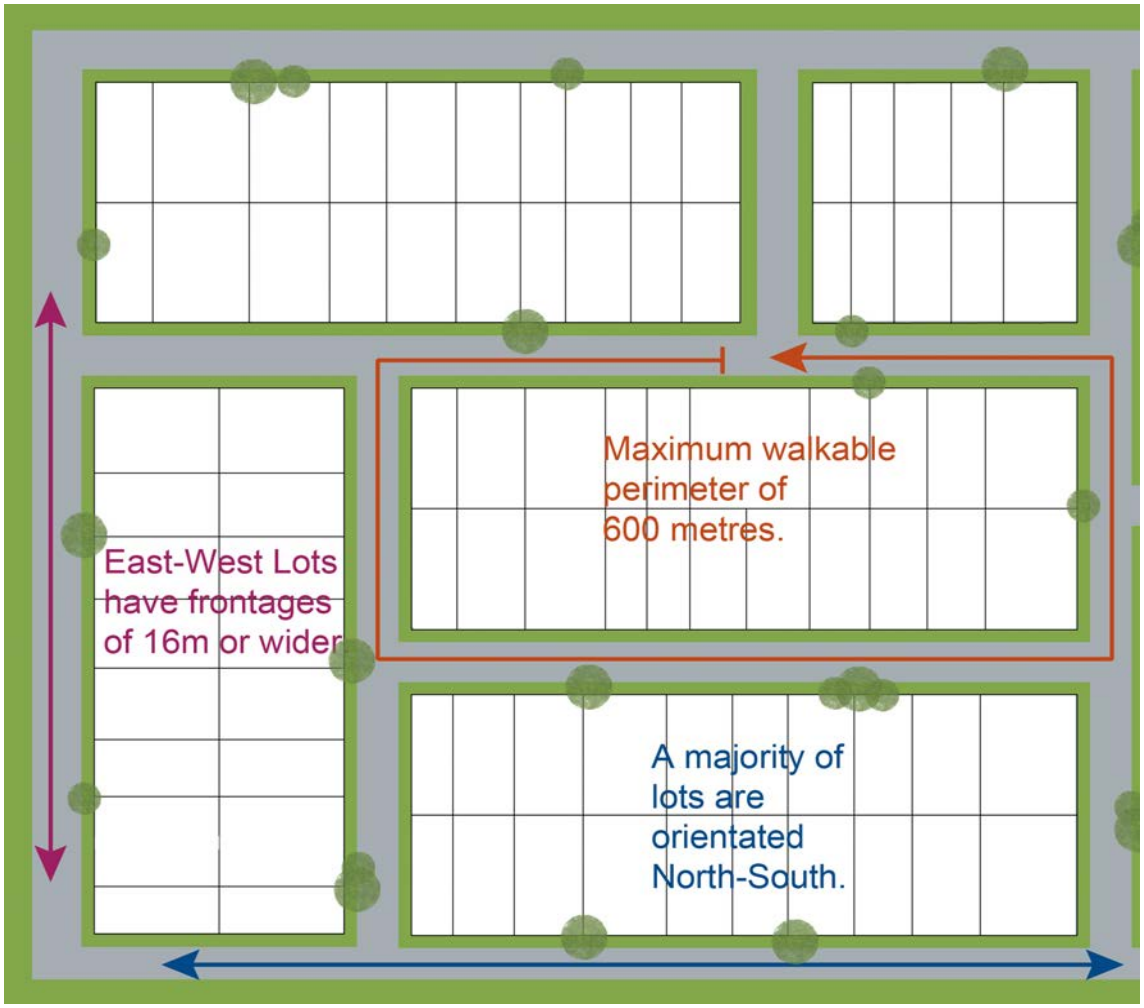
a. controlled solar access & shade provision b. cross-ventilation	**Figure - Preferred street orientation** 
	PO14.2 The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.
	E14.3 Where the long axis of lot boundaries are oriented east-west, ~~lots should be~~ they are 14m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design below.

Figure - Street block design



PO9 ~~Streets are designed and constructed to cater for:~~ a. ~~safe and convenient pedestrian and cycle movement;~~ b. ~~on street parking adequate to meet the needs of future residents;~~ c. ~~efficient public transport routes;~~ d. ~~expected traffic speeds and volumes;~~ e. ~~utilities and stormwater drainage;~~ f. ~~lot access, sight lines and public safety;~~ g. ~~emergency access and waste collection;~~ h. ~~required street trees, landscaping and street furniture.~~ ~~Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.~~	No example provided.

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: 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 appoach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumtes; and j. wildlife movement. Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO13 ~~Upgrade works (whether trunk or non-trunk) are provided where necessary to:~~ 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.~~ ~~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.~~	~~No example provided.~~ **E** 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. Design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable.
	E

~~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 development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;
- residential residential development greater than 50 lots or dwellings;
- offices greater than 4,000m^2 Gross Floor Area (GFA);
- retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA;
- warehouses and Industry greater than 6000m^2 GFA;
- on-site carpark greater than 100 spaces;
- development has a trip generation rate of 100 vehicles or more within the peak hour;
- development which dissects or significantly impacts on an environmental area or an environmental corridor.

The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for

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 - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Note - All turns vehicular access to existing lots is to be retained at upgraded 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.

determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	
PO Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures
	E Intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: 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: 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: 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: 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 600 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO.
PO 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 boding procedure. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle land (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads. Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking) Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme

	policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
Park(57) and open space	
PO15 A hierarchy of open space is provided to meet the recreational needs of the community. Note - To determine the extent and location of Park(57) and open space required refer to Planning scheme policy - Integrated design. Note - District level Parks(57) or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.	No example provided.
PO16 Park(57) is to be provided within walkable distance of all new residential lots. Note - To determine maximum walkable distances for Park(57) types refer to Planning scheme policy - Integrated design.	No example provided.
PO17 Park(57) is of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks (57)refer to Planning scheme policy - Integrated design.	No example provided.
PO18 The safety and useability of Parks(57) is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the Park(57) or open space area.	**E18.1** Local and district Parks(57) are bordered by streets and lots orientated to address and front onto Parks(57) and not lots backing onto or not addressing the Park(57). **E18.2**

	Where lots do adjoin local and district Parks[57], and fencing is provided along the Park[57] boundary, it is located within the lot and at a maximum height of 1m.
	E18.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park[57] and private allotment through the use of private gates and limited retaining features along Park[57] boundaries.

~~Reticulated Supply~~ **Utilities**	
PO19 ~~Each lot is provided with an appropriate level of service and infrastructure commensurate with the precinct. All services, including water supply, stormwater management, sewage disposal, stormwater disposal, drainage, electricity, telecommunications and gas (if available) are provided in a manner that:~~ a. ~~is efficient in delivery of service;~~ b. ~~is effective in delivery of service;~~ c. ~~is conveniently accessible in the event of maintenance or repair;~~ d. ~~minimises whole of life cycle costs for that infrastructure;~~ e. ~~minimises risk of potential adverse impacts on the natural and built environment;~~ f. ~~minimises risk of potential adverse impact on amenity and character values;~~ g. ~~recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.~~ 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).	~~**E19**~~ ~~Lots are provided with:~~ a. ~~connection to the reticulated water supply infrastructure network;~~ b. ~~a connection to the sewerage infrastructure network;~~ c. ~~a connection to the reticulated electricity infrastructure network; and~~ d. ~~a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.~~ No example provided.

Boundary realignment	
PO20 Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.	No example provided.
PO21 Boundary realignment does not result in existing land uses on-site becoming non-complying with the planning scheme. Note - Examples may include but are not limited to:	No example provided.

a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: i. Where premises is approved as Multiple dwelling(49) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling(49) approval. ii. Where a commercial or industrial land use contains an ancillary office(53), the office(53) cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house(22) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house(22) use.	
PO22 Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct. Note - Refer to overall outcomes for the Township zone - Township residential precinct for uses consistent in this precinct.	**E22** Lot sizes and dimensions comply with Lot Types D, E and F in accordance with Table 9.4.1.12.4.3: Lot Types.
Reconfiguring existing development by Community Title	
PO23 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for the accepted development applying to those uses at the time that they were established. Note - Examples of land uses becoming unlawful include, but are not limited to the following: a. Land on which a Dual occupancy(21) has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy(21) to two separate Dwelling houses(22), at least one of which	No example provided.

does not satisfy the requirements for accepted development applying to Dwelling houses[22]. b. Land on which a Multiple dwelling[49] has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval. Editor's note -To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.	
Volumetric subdivision	
PO24 The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming unlawful. Note - Examples may include but are not limited to: a. Where premises is approved as Multiple dwelling[49] with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling[49] approval. b. Where a commercial or industrial land use contains an ancillary office[53], the office[53] cannot be separately titled as it is considered part of the commercial or industrial use. c. Where a Dwelling house[22] includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house[22] use.	No example provided.
Access Easements	
PO Access easements contain a driveway constructed to an appropriate standard for the intended use.	No example provided.
PO Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.	No example provided.
PO The easement covers all works associated with the access.	**E** The easement covers all driveway construction including cut and fill batters, drainage works and utility services.

PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
Reconfiguring by Lease	
PO25 Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the requirements for accepted development applying to those uses at the time that they were established. Note - An example of a land use becoming unlawful is a Multiple dwelling[(49)] over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling[(49)]. Editor's note - To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements. Editor's note - Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.	No example provided.
Stormwater location and design	
PO Where development is for an urban purpose that involves a land 2500m^2 or greater in size and results in 6 or more lots, 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.	No example provided.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO26 ~~The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.~~ Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: Development is designed and constructed to achieve Water Sensitive Urban Design best practice including: a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastrucutre; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design. Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.	No example provided.
PO27 Stormwater drainage ~~pipes and structures~~ infrastructure (including inter-allotment drainage) ~~through or~~ within private land ~~are~~ is protected by easements in favour of Council with sufficient area for practical access for maintenance. ~~Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.~~ 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.	~~No example provided.~~ **E** 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

	<table><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></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.
PO28 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO29 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO30 Areas constructed as detention basins: a. are adaptable for passive recreation; b. appear to be a natural land form; c. provide practical access for maintenance purposes; d. do not create safety or security issues by creating potential concealment areas; e. have adequate setbacks to adjoining properties; f. are located within land to be dedicated to Council as public land.	**E** ~~No example provided.~~ Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO31 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO32 A c~~C~~onstructed water body~~ies~~ proposed to be dedicated as public asset is to be avoided, unless there is an overriding need in the public interest ~~are not dedicated as public assets~~.	No example provided.
PO~~6~~	**E~~6~~**

Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.

Stormwater management system	
PO33 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event ~~(DFE)~~.	**E33** The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event ~~(DFE)~~ without allowing flows to encroach upon private lots.
PO34 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.	**E34** Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The pathways have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
~~**PO35**~~ ~~Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;~~ b. ~~the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.~~ ~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	~~No example provided.~~
~~**PO36**~~ ~~Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.~~	~~No example provided.~~

~~Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.~~	
PO 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.	**E** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO37 The stormwater management system is designed to: a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulf~~ph~~ate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas.	No example provided.
PO38 Design and construction of the stormwater management system:	No example provided.

a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.	

Native vegetation where not located in the Environmental areas overlay	
PO39 Reconfiguring a lot facilitates the retention of native vegetation by: a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.	No example provided
Noise	
PO40 Noise attenuation structure (e.g. walls, barriers or fences): a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks(57), streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape.	**E40** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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.

Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
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.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO41 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.	**E41** Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located: a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops;

	f. on land with a slope of less than 15%; g. away from north to west facing slopes.
PO42 Lots provide adequate water supply and infrastructure to support fire-fighting.	**E42** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
PO43 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire fighting during bushfire.	**E43** Reconfiguring a lot ensures a new lot is provided with: a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
PO44 The road layout and design supports: a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation.	**E44** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: i. a minimum cleared width of 6m and minimum formed width of 4m;

	ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria. 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.	
PO45 No new boundaries are to be located within 2m of a High Value Area.	No example provided
PO46 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation;	**E46** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO47 Lots do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO48 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Wastewater treatment site buffer	
PO49 New lots provide a development footprint outside of the buffer.	No example provided.
PO50	No example provided.

Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer.	
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.	
PO51 Lots ensure that: a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$; iv. redirect or alter the existing flows of surface or groundwater.	**E51.1** Lots provides development footprint free from risk of landslide. **E51.2** Development footprints and driveways for a lot does not exceed 15% slope.
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.	
PO52 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a	No example provided.

surrounding property, public land, road or infrastructure.	
PO53 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**E53** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO54 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO55 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.	**E55** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO56 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.	**E56.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A;

Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	c. Industrial area – Level V; d. Commercial area – Level V. **E56.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO57 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided
Additional criteria for development for a Park(57)	
PO58 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E58** 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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria 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.	
PO59 Lots are designed to:	**E59** Reconfiguring a lot ensures that:

a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands.	a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO60 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.	No example provided.

Table 9.4.1.6.2.3: Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage *(metres)*	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth *(metres)*	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	*Mandatory built to boundary both sides.*	*Mandatory built to boundary one side.*	*Mandatory built to boundary one side.*			

9.4.2 Works code

9.4.2.1 Application - Works code

This code applies to undertaking development, 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).

Note - This code does not apply to building work that is regulated under the Building Code of Australia.

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

For accepted development subject to requirements or assessable development 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.

9.4.2.2 Purpose - Works code

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

    a. Safe, convenient, functionally efficient and attractive communities and environments are created that are consistent with the character and amenity of the relevant zone.

    b. A high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new development to meet the current and future needs of users of the site.

    c. Infrastructure and services are provided in an efficient manner.

    d. The development manages stormwater to:

        i. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;

        ii. prevent stormwater contamination and the release of pollutants;

        iii. maintain or improve the structure and condition of drainage lines and riparian areas;

        iv. avoid off-site adverse impacts from stormwater.

    e. The development does not result in unacceptable impacts on the capacity and safety of the external road network.

    f. The development ensures the safety, efficiency and usability of traffic movement, access ways and parking areas.

    g. Site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

h. All structures including bridges, pontoons and retaining walls are designed and constructed in accordance with current standards and meet their intended design life.

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 supply 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 201~~2~~7.
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.

9.4.2.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.4.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.2.1, 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	PO64
RAD2	PO64
RAD3	PO66
RAD4	PO66
RAD5	PO66
RAD	PO, PO
RAD	PO

Part A - Requirements for accepted development - Works

Table 9.4.2.1 Requirements for accepted development - Works

Requirements for accepted development	
Works within a non-tidal artificial waterway	
RAD1	Pontoons, jetty's and berthed vessels are setback a minimum of 1.5 metres from the water allocation side boundaries.
RAD2	Boardwalks and decks are setback a minimum of 3 metres from the prolongation of side lot boundaries and extend no more than 3 metres seaward of the property boundary.
RAD3	Pontoons, jetty's, boardwalks and decks are not roofed.
RAD4	The underside of the jetty/gangway is a maximum of 300mm above the height of the revetment wall.
RAD5	All lighting, other than an aid to navigation, is hooded and directed downwards.
Access	
RAD	An access driveway: a. serves no more that 2 lots; b. has a stormwater catchment less than 0.5 hectares for cross drainage purposes; c. has a longitudinal grade of less than 12%; d. has a depth of cut or fill less than 0.5m; e. has safe sight distance available at the road without the need for earthworks in the road; f. does not require any service alterations or extensions. Note - Refer to Australian Standard AS 2890 for further information on safe site distances.
RAD	Rear allotment access driveways and crossovers, from the back of kerb for the full length of the access handle, are designed and constructed to the following minimum requirements: a. design loading of $2.3x10^3$ ESA for each lot entitled to use the driveway; b. a minimum sealed width of 3.0 metres; c. a constructed driveway crossover from the constructed road to the site is designed and constructed in accordance with Planning scheme policy - Integrated design;

	d. for urban residential driveways, within the site, reinforced concrete slabs or interlocking concrete pavers; e. for non-urban residential driveways, within the site, reinforced concrete slabs or a 2 coat sealed gravel or 25mm asphalt sealed gravel pavement. Pavement with minimum gravel class of 2.1 and minimum thickness of 150mm; f. appropriate longitudinal drainage, cross drainage and scour/erosion protection works provided in accordance with Planning scheme policy - Integrated design (Appendix C); g. the general maximum longitudinal grade is to be 16%; h. conduits for underground electricity supply and telecommunications are installed, including draw wires within and for the entire length of the access handle. Note - All works associated with the driveway access including cut and fill batters, drainage works and utility services are to be contained within the access handle or access easement. Note - Refer to relevant standard drawing RS-049, RS-050 or RS-056 included in Planning scheme policy - Integrated design (Appendix H) for constructed driveway crossover design.

Part B - Criteria for assessable development - Works

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 9.4.2.2 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 9.4.2.2 Assessable development - Works

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Site works and ~~C~~construction management	
PO1 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regards to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as practicable, 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.	**E1.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash ~~traps~~ removal devises 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;

Note - Refer to Planning scheme policy - Integrated design for details and examples.	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;~~ e. ~~the 50% AEP storm event is the minimum design storm for all temporary silt barriers and sedimentation basins.~~ f. the 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.
	E1.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E1.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E1.4 ~~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.~~ 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 AS4970 Protection of trees on developments sites are adopted and implemented.
PO2	**E2** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	
PO3 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works; b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E3.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. **E3.2** 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~~.
PO4 All disturbed areas are to be progressively stabilised during construction and and the entire site rehabilitated and substantially stabilised at the completion of construction. ~~Note - Refer to Planning scheme policy - Integrated design for details.~~	**E** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. ~~grassed~~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~~ from grass seeding of these areas~~.
PO5 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas ~~of not greater than 3.5 hectares~~. Note - ~~Soil disturbances of greater than 1 hectare require a~~ A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	No example provided.

~~Note - Council will consider clearing of larger areas in exceptional circumstances based on the staging of development.~~	
PO6 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. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or Shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	**E6.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. **E6.2** All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractor vehicles are generally not to be parked in existing roads. ~~Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).~~ **E6.3** Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. **E** Construction traffic to and from the development site use the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this example. **E** 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.

	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.
	E Access to the development site is obtained via an existing lawful access point.
PO All development works are carried out at times which minimise noise impacts to residents.	**E** 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. 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.
PO7 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 control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services, is carried out prior to the approval of the plan of subdivision.	No example provided.
Earthworks	
PO8 On-site earthworks are designed to consider: 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. the visual impact of the 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.~~	**E8.1** All cut or fill batters are provided with appropriate scour, erosion protection and runoff control measures including catch drains at the top of batters and lined batter drains as necessary.
	E8.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep ~~rock~~ slopes and batters.
	E8.3 Inspection and certification of steep ~~rock~~ slopes and batters is required by a suitably qualified and experienced RPEQ.

	E8.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E8.5 All filling ~~and~~ or excavation is contained ~~in the site~~on-site and is free draining.
	~~**E8.6**~~ ~~All fill and excavation is free draining.~~
	E8.7 All fill placed on-site is: 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~~)~~.
	E8.8 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO9 Fill is not placed on existing or proposed park(57) unless specifically approved in writing by Council's engineer.	No example provided.
PO10 The location and extent of filling or excavation is limited to the extent necessary for the intended use of the site.	**E10** Filling or excavation does not encroach onto areas which do not form part of the development.
PO11 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the flood way; and d. any clearing of native vegetation.	No example provided.

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.	
PO Filling or excavation is undertaken in a manner that: a. does not adversely impact on Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site; b. does not preclude reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act. **E** Filling or excavation that would result in any of the following are not carried out on-site: 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 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. Note - Public sector entity is defined in Schedule 2 of the Act.
PO12 Filling or excavation does not result in land instability. 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.	No example provided.
PO13 Council is provided with accurate representations and quality assurance documentation of the completed works.	**E13** On maintenance documentation is provided in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Street ~~network~~design and layout	
PO14	**E14~~.1~~**

Development provides for a transport network which is designed to achieve a high level of legibility, permeability and connectivity particularly for pedestrians, cyclists and public transport both within the development and to the surrounding area.	Development provides for a street network ~~based upon a modified grid pattern~~ in accordance with the desired street patterns in Planning scheme policy - Neighbourhood design.
	~~**E14.2**~~ ~~Street design and construction is undertaken in accordance with the street typologies illustrated in Planning scheme policy - Integrated design.~~
~~**PO15**~~ ~~Street design and construction between zones has clear distinguishable attributes based on function, legibility, convenience, pedestrian and cyclist movement, street trees, verge widths, traffic volumes, vehicle speeds, public safety and amenity.~~	~~**E15**~~ ~~Street design and construction is undertaken in accordance with the street typologies illustrated in Planning scheme policy - Integrated design.~~
PO16 Street design prioritises the movement and needs of pedestrians, cyclists, and public transport uses while providing a setting for social interaction and community life.	**E16** On street facilities for non-vehicular traffic such as ~~concrete footpaths, street furniture, and~~ cycle lanes and off-street facilities such as concrete footpaths and street furniture are designed and constructed in accordance with relevant standards located in Planning scheme policy - Integrated design.
PO17 The street design considers existing and future streetscapes in the surrounding area.	**E17** All adjoining streets: a. provide consistent footpath width, verge width, and road pavement widths where the street classifications are the same; b. provide landscape themes complimentary to each other that create a seamless transition between development sites.
PO18 ~~All new Council controlled s~~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 and road design and construction accommodates the following primary functions: a. access to premises~~, sightlines and public safety~~ 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 carparking ~~for visitors~~; d. social and activity space;	**E18.1** Streets and roads are designed and constructed in the appropriate zone and precinct in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and Austroads.
	~~**E18.2**~~ ~~Street and road typology cross sections provide the design elements detailed in Planning scheme policy - Integrated design.~~
	E18.3

e. stormwater drainage paths and treatment facilities; f. efficient public transport; g. utility services ~~and stormwater drainage location~~; h. emergency access and waste collection; i. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; j. expected traffic speeds and volumes; and k. wildlife movement. l. ~~safe efficient pedestrian and cycle movement;~~ m. ~~vehicle carriageway design;~~ n. ~~providing appropriate vehicle design speeds and volumes.~~ Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	Road pavement and surfaces are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures ~~Department of Transport and Main Roads standards~~.
	E18.4 Laneways and associated works are designed and constructed in accordance with Planning scheme policy – Integrated design and the following: a. central stormwater drainage system~~s~~ and inverted road cross-section ~~are~~ to contain the minor storm ARI (piped) and major storm ARI (overland); b. reinforced concrete road pavement with colour and finish resembling a residential driveway in appearance. Concrete to be designed in accordance with rigid road pavement design principles or flexible pavement design with AC surfacing and concrete invert; c. industrial standard crossover at each end of the laneway, to cater for the turning movements of garbage collection trucks; d. services are not located in the laneway unless necessary to provide street lighting in accordance with the relevant Australian Standard; e. where a laneway provides access to residential lots it must: i. ~~provide grade separation a minimum of 400mm between the laneway lots and the park~~[(57)] ~~area;~~ ii. dedicate a minimum ~~2.0m~~ 2.5m wide pathway as road reserve along the park[(57)] frontage of the lots to contain all services and a ~~1.5m~~ 2.0m wide concrete path; iii. not locate electrical~~,and~~ water or sewerage services in the laneway ~~unless necessary to provide street lighting in accordance with the relevant Australian Standard~~.
	E18.5 Stormwater treatment is designed to capture pollutants ‘at source’ in lieu of end of line where possible.
	E18.6

	On-street car parking is provided at a rate of no less than the rates identified in Planning scheme policy - Integrated design.
	E18.7 Street verge profiles and widths are provided in accordance with Planning scheme policy - Integrated design.
	E18.8 Typical service conduit sections are provided in locations in accordance with ~~IPWEAQ~~ the relevant standard drawings in Planning scheme policy - Integrated design.
	E18.9 Areas of grass verge are to be graded away from the allotment at 1 in 20. Note - Council may approve a rising grade of 1 in 8 within 1 m of the property boundary.
	E18.10 Typical driveway grades extending from the street to within the allotments are provided in accordance with ~~IPWEAQ~~ the relevant standard drawings in Planning scheme policy - Integrated design.
	E Sealed temporary turnaround areas are designed and constructed at the end of all roads that are to be extended with future development (including staged developments). The turnaround is to be of a configuration that enables Council's standard waste collection vehicle to undertake a three point turn or better. Note - Additional road reserve width may be required in order to provide the turnaround within road reserve, or easements may be required to provide lawful access. Note - Refer to Planning scheme policy - Waste for information on Council's waste collection vehicles.
	E Landscaping (including street trees) is provided in accordance with Planning scheme policy - Integrated design.
	E

	Construction procedures are to be in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO19 ~~Kerb and channel is provided to adequately convey road surface runoff to catchpits and other drainage features, including subsoil drains.~~ The roads and drainage pathways have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E19.1** Except in the Rural zone,~~K~~kerb and channel is provided to adequately convey road surface runoff to catchpits and other drainage features ~~in accordance with Planning scheme policy - Integrated design~~. **E19.2** Kerb and channel and~~S~~subsoil drains are to be provided in accordance with Planning scheme policy - Integrated design. Note - Council will consider Water Sensitive Urban Design alternatives based on their merit.
PO20 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~~, and are provided with appropriate speed control devices~~. 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.	**E20** Where existing frontage roads do not form part of the modified grid pattern, and were created prior to the adoption of the current planning scheme, frontage roads are to be designed and constructed to integrate into the existing street network. **E** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard. Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is:

	Situation | **Minimum construction** • 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.
PO21 Sealed and ~~trafficable~~ flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road ~~Major Road~~. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E21** Roads or streets giving access to the development from the nearest ~~major~~ arterial or sub-arterial road are flood free during the minor storm event and are sealed ~~to a minimum width of 6.0 metres~~. ~~Note - Roads are defined as flood free when the access road has minor drainage systems for longitudinal flow which conforms to Table 7.3.1 and Table 7.4.1 of QUDM.~~
PO22 ~~Road cross drainage ensures that r~~Roads which provide access to the site from ~~a major~~ an arterial or sub-arterial road remain trafficable during major ~~and minor~~ storm events without flooding or impacting upon residential properties or other premises.	**E22.1** ~~Culverts and causeways are considered trafficable when the maximum flow depth within a trafficable lane does not exceed 200mm and the depth* velocity product does not exceed 0.3 m2/s.~~ Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E22.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the Defined Flood Event, to upstream or downstream properties.

PO23 New ~~road~~works (new internal roads, pathways and frontage ~~road~~works) are extended to join any existing ~~road~~works that are within 20 metres of the end of the new ~~road~~work within and fronting the development.	~~No example provided.~~ **E** All works are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO24 Intersections along all streets and roads are located and designed to provide safe and convenient movements for all users.	**E24.1** Intersections are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	E Coloured asphaltic concrete (AC) or full depth coloured concrete threshold treatments are provided to differentiate Local Area Traffic Precincts as defined in Department of Transport and Main Roads' Manual of Uniform Traffic Control Device (MUTCD).
	~~**E24.2**~~ ~~Intersection spacing (centreline – centreline) along a through road conforms with the following:~~ a. ~~Roads in urban areas~~ i. ~~Where the through road provides an access or residential street function:~~ A. ~~intersecting road located on same side = 60 metres; or~~ B. ~~intersecting road located on opposite side = 40 metres.~~ ii. ~~Where the through road provides a local collector or district collector function:~~ A. ~~intersecting road located on same side = 100 metres; or~~ B. ~~intersecting road located on opposite side = 60 metres.~~ iii. ~~Where the through road provides a sub-arterial function:~~ A. ~~intersecting road located on same side = 250 metres; or~~ B. ~~intersecting road located on opposite side = 100 metres.~~

	iv. ~~Where the through road provides an arterial function:~~ A. ~~intersecting road located on same side = 350 metres; or~~ B. ~~intersecting road located on opposite side = 150 metres.~~ v. ~~Block perimeter does not exceed:~~ A. ~~600 metres in the Coastal communities precinct and Suburban neighbourhood precinct;~~ B. ~~500 metres in the Next generation neighbourhood precinct;~~ C. ~~400 metres in the Urban neighbourhood precinct.~~ b. ~~Roads in rural areas~~ i. ~~Where the through road provides an access or collector function:~~ A. ~~intersecting road located on same side = 100 metres;~~ B. ~~intersecting road located on opposite side = 50 metres.~~ ii. ~~Where the through road provides a sub-arterial function:~~ A. ~~intersecting road located on same side = 300 metres;~~ B. ~~intersecting road located on opposite side = 150 metres.~~ iii. ~~When the through road provides an arterial function:~~ A. ~~intersecting road located on the same side = 500 metres;~~ B. ~~intersecting road located on opposite side = 250 metres.~~ iv. ~~Block perimeter does not exceed 1500 metres in the Rural residential zone.~~ c. ~~Roads in commercial and industrial areas~~

	i. ~~Where the through road provides an access function:~~ A. ~~intersecting road located on the same side = 60 metres;~~ B. ~~intersecting road located on opposite side (Left Right Stagger) = 60 metres;~~ C. ~~intersecting road located on opposite side (Right Left Stagger) = 40 metres.~~ ii. ~~Where the through road provides a collector or sub-arterial function:~~ A. ~~Intersecting road located on the same side = 100 metres;~~ B. ~~Intersecting road located on opposite side (Left Right Stagger) = 100 metres;~~ C. ~~Intersecting road located on opposite side (Right Left Stagger) = 60 metres.~~ iii. ~~Where the through road provides an arterial function:~~ A. ~~Intersecting road located on the same side = 300 metres;~~ B. ~~Intersecting road located on opposite side (Left Right Stagger) = 300 metres;~~ C. ~~Intersecting road located on opposite side (Right Left Stagger) = 300 metres;~~ D. ~~Block perimeter does not exceed 1000 metres.~~
PO25 Existing on-street car parking is retained, wherever practicable, at new or upgraded road intersections and frontage roads.	**E25.1** Intersection design identifies the existing location of on-street carparking. New or augmented intersections are to ensure there is no loss of on-street car parking due to the intersection configuration.
	E25.2 Frontage road design and construction retains existing on-street parking wherever practicable.
PO26 All turns~~V~~vehicular access to existing lots is retained, wherever practicable, at new or upgraded road intersections.	No example provided.

Note - Allotment access locations must comply with AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking ~~Section 3~~.	
PO27 New vehicular access locations are provided which are safe and convenient for the future users.	**E27** Proposed access points to allotments from existing or proposed roads are to be indicated on the drawings. Access locations shall be in accordance with ~~Section 3~~ Australian Standard AS/NZS 2890.1 Part 1: Off-street car parking.
PO28 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the ~~traffic~~ impact from the development. ~~Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this PO. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.~~ 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 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses[88] and Industry greater than 6000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy.	**E28.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E28.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Detailed design is in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. ~~Note - An applicant will be required to submit a Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment, when any of the following occurs;~~ • ~~Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection, and congestion currently exists or is anticipated within 10 years of the development completion, or is near a sensitive location.~~ • ~~Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection;~~ • ~~Residential development greater than 50 lots or dwellings;~~ • ~~Commercial offices greater than 4,000m^2 Gross Floor Area (GFA);~~ • ~~Retail greater than 1,000m^2 GFA;~~ • ~~Warehouses[88] greater than 6000m^2 GFA;~~ • ~~On-site carpark greater than 100 spaces.~~

Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	~~The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study.~~ Note - All turns vehicular access to existing lots is to be retained at upgraded road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable.
	E28.# The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO29 The pedestrian and bikeway network is designed to provide for safe, attractive and convenient movement of pedestrians and cyclists between each residential precinct and major attractions such as neighbourhood hubs, community activities, parks, sporting facilities, bus routes (existing and planned) and railway stations.	**E29.1** All pathways are provided in accordance with ~~IPWEAQ~~the relevant standard drawings in Planning scheme policy - Integrated design.
	E29.2 Pathway and cycle lane widths are in accordance with Planning scheme policy - Integrated design.
PO30 The road design facilitates walking and cycling within the neighbourhood and to neighbourhood hubs and local centres.	**E30.1** All pathways are provided in accordance with ~~IPWEAQ~~ the relevant standard drawings and connect with: a. any existing concrete footpaths/cycle paths within 20m of the pathway; b. any proposed concrete footpaths/cycle paths in the development within 20m of the pathway; c. the kerb and channel by way of a kerb ramp; d. where there is no kerb and channel, the carriageway.
	E30.2 Kerb ramps are provided in accordance with Planning scheme policy - Integrated design.
PO31 All Council controlled roads contain measures to ensure safety from errant vehicles, where there is a medium to high risk of significant damage or injury.	**E31** Safety barriers are provided in the following situations:

	a. fill formations on straights and curves where the height of the shoulder exceeds 4.5m and the slope of the fill batter is steeper than 1(V) in 4(H); b. where the consequences of a vehicle leaving the road would be severe (e.g. adjacent to a railway, river, creek, retaining wall, large structure or large tree); c. where the effective formation width is reduced (e.g. at a bridge or culvert); d. on roads in a rural area on the outside of substandard curves where: i. the curve design speed is 20kph less than the design speed of the road immediately preceding the curve; or ii. height of fill exceeds 2m; or iii. slope of the fill batter is steeper than 1(V) in 4 (H); e. split level roads where the height of fill exceeds 2m; f. medians of divided roads where the slope across the median exceeds 1(V) in 4(H). Note - An RPEQ must design, position and certify that safety barriers are provided in accordance with Austroad Standards.
~~PO32~~ ~~Intersections are controlled to provide a safe environment for all street users.~~	~~E32.1~~ ~~All four way residential street intersections include measures to clearly define priorities.~~
	~~E32.2~~ ~~All four way intersections, where the through road provides a collector or neighbourhood collector function, or are two lanes wide, provides a roundabout in accordance with the provisions of Austroads standards.~~
	~~E32.3~~ ~~All four way intersections, where one or more of the through roads are 4 lanes, provides a signalised intersection in accordance with Austroads and Department of Transport and Main Roads Standards.~~
	~~E32.4~~

	~~Full depth coloured asphaltic concrete (AC) or full depth coloured concrete threshold treatments are provided to differentiate Local Area Traffic Precincts as defined in Department of Transport and Main Road's Manual of Uniform Traffic Control Device (MUTCD)~~
PO33 Council is provided with accurate representations and quality assurance documentation of the completed works.	**E33** On maintenance documentation is provided in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Stormwater management - Quantity	
PO34 ~~The design and construction of the~~All stormwater management drainage systems are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The stormwater design: a. utilises methods and materials to minimise the whole of life cycle costs of the stormwater management system; b. are coordinated with civil and landscaping works. ~~Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.~~	No example provided.
PO35 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.	**E35.1** Fully piped stormwater drainage is provided through existing park(57), or land to be dedicated as park(57), with capacity for the minor stormwater event except where the drainage channel through the park(57) is greater than 50m. The standard of drainage through parks is the same as the standard of drainage through lots.
	E35.2 The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.
	E35.3 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.
	E

	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM. Note - Development within the General residential zone and Township zone - Township residential precinct 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. Provide the inter-allotment drainage system (including easements) in accordance with Planning scheme policy - Integrated design.
PO36 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E36.1** Development in the Rural zone provides~~R~~roads, drainage pathways, drainage features and waterways to safely convey the stormwater flows for the 1% AEP event ~~without allowing the flows to encroach upon private lots~~. Note - Pathways are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
	E Development in the Centre zone, Community facilities zone, Emerging community zone - Transition precinct, General residential zone, Industry zone, Rural residential zone and Township zone provides roads, drainage pathways, drainage features and waterways to safely convey the stormwater flows of the 1% AEP event and to ensure flows from a road or public open space area do not encroach upon private lots.
	E The minimum width of drainage pathways is 8m. Pathways are also designed and constructed to allow safe and convenient access for pedestrians and cyclists. Note - Pathways are designed and constructed to allow safe and convenient access for pedestrians and cyclists.
	E36.2 Major drainage systems have a minimum design of 1% AEP (ultimate development catchment characteristics upstream).
	E36.3 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.

	E36.4 Development surface levels are provided in accordance with Planning scheme policy - Integrated design.
PO37 Bridges and culverts minimise traffic disruption, allow for terrestrial and aquatic habitat and fauna movements, bikeways and walkways.	**E37** Road cross drainage is designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures ~~the drainage standards as identified in QUDM~~.
PO38 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO39 Stormwater pipes in the road reserve are designed to accommodate the expected construction and operation design loadings and are constructed of durable and adequate materials. Note - All stormwater pipes including inter allotment drainage will be inspected in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	~~**E39**~~ ~~Stormwater pipes in the road reserve are constructed of steel or fibre reinforced concrete, except where drainage is contained in any vegetated stormwater management system.~~ No example provided.
PO40 Stormwater pipe layout is efficient and contained in the road reserve.	**E40** Stormwater pipe layout is in accordance with Planning scheme policy - Integrated design.
PO41 Catchpits in Council controlled roads are designed and constructed with lip in line inlets.	**E41** Kerb in line catchpits are designed and constructed in accordance with ~~IPWEAQ~~ the relevant standard drawings in Planning scheme policy - Integrated design.
PO42 Stormwater runoff from the site is conveyed to a point of lawful discharge without causing actionable nuisance ~~or annoyance~~ to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - A downstream discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.	No example provided.

<table>
<tr><td>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.</td><td></td></tr>
<tr><td>PO43

Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.

Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this performance outcome.</td><td>No example provided.</td></tr>
<tr><td>PO

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.</td><td>E

The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</td></tr>
<tr><td>PO

Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.</td><td>E

Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the Planning scheme policy - Integrated design.</td></tr>
<tr><td>PO

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.</td><td>E

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 in accordance with the table below:

<table>
<tr><th>Pipe Diameter</th><th>Minimum Easement Width (excluding access requirements)</th></tr>
<tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr>
<tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr>
</table>
</td></tr>
</table>

	<table><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></table> Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels and detention basins.
	E 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.
PO All lots have freeboard to major flood levels in rivers, creeks, watercourses and engineered open drains to facilitate dwelling construction without the need for levies or special dwelling design for flotation.	**E** All lots in the Centre zone, Community facilities zone, Emerging community zone - Transition precinct, General residential zone, Industry zone and Township zone are developed to the Flood Planning Level.
	E All lots in the Rural residential zone have a minimum area of 3,000m^2 at or above the Flood Planning Level.
	E All lots in the Rural zone have a minimum of 1,500m^2 at or above the Flood Planning Level.
Stormwater management - Quality	
PO44 ~~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 - To demonstrate compliance with this Performance Outcome a stormwater quality management plan in accordance with Planning scheme policy - Stormwater management is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~ ~~Note - Uses exempt under State planning policy, Part D, Water quality are also exempt from this performance outcome.~~ Where development: a. involves a land area greater than 2500m^2; or	No example provided.

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 - In this instance development for an urban purpose includes 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 only to be treated by the stormwater quality management system/s. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy- Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	
PO45 Where the development is Industrial or Commercial in nature, allotment specific stormwater quality treatment devices are not provided on privately owned land (i.e. regional devices must be provided in public land areas to treat industrial and commercial stormwater runoff). Note - A downstream discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO46 ~~Where located in the Upper Pine, Hays Inlet and Burpengary creek water catchments, development achieves the greater pollutant removal of:~~ a. ~~100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorous, total nitrogen and gross pollutant >5mm;~~ b. ~~the design objectives in Tables A and B in Appendix 2 of the SPP.~~ ~~Note - To demonstrate compliance with this performance outcome a stormwater quality management plan in accordance with Planning scheme policy - Stormwater management is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010 and considering any local area stormwater management planning prepared by Council.~~	No example provided.

~~Note - Refer to Overlay map – Stormwater catchments for catchment boundaries.~~ Where development is in the Emerging community zone, the development achieves the greater pollutant removal of: a. no increase in mean annual pollutant loads (TSS, TP, TN and gross pollutants) from the existing land uses; or b. the stormwater management design objectives for post-construction as outlined in Schedule 10 - Stormwater management design objectives. Note - Achievement of this performance outcome may require the development to be in accordance with a stormwater management plan prepared for the area.	
PO47 Stormwater quality infrastructure provided to Council meets its required design life, is safe to the public before, during and after a range of storm events, and is designed to minimise maintenance costs in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E47.1** Stormwater quality treatment devices and stormwater quantity devices have a safety inspection undertaken by a RPEQ prior to dedicating the facility over to Council. **E47.2** Stormwater quality devices are provided with a ~~sealed~~ trafficable access driveway between the device (including access to inlets, outlets and sediment forebays) and the constructed road suitable for Council's maintenance equipment. The design must include provision for a standing area outside the traffic lanes, for a standard MRV vehicle.
PO48 Areas constructed as detention basins are adaptable for passive recreation wherever practicable.	**E48** Large dry detention basins are designed to accommodate passive recreation. The basin includes a low flow drainage system with capacity to carry 3mm/hr rainfall in the catchment. The basin floor is sloped at not less than 1(V) to 100(H) towards its perimeter drains.
PO49 Community benefit is maximised through the retention and enhancement of natural streams and vegetation wherever practicable.	No example provided.
PO50 Vegetated stormwater management systems are provided to Council with established vegetation growth and the functional elements of the system achieving the design ~~function~~ objectives at the end of the maintenance period.	**E50** Vegetated stormwater management systems proposed to be dedicated as public assets are established and maintained for a minimum 6 months maintenance period, commencing from a minimum built out of 80% of the

	catchment which contributes to the design of the vegetated stormwater management system or 2 years, whichever occurs first.
PO Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO51 Constructed water bodies proposed to be~~are not~~ dedicated as public assets are avoided, unless there is an overriding need in the public interest.	No example provided.
PO52 Council is provided with accurate representations and quality assurance documentation of the completed works.	**E52** On maintenance documentation is provided in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
Public transport	
PO53 The road design provides for potential bus routes including safe convenient stops and, where necessary, bus turnaround areas. Note - Consult with Department of Transport and Main Roads on this matter.	**E53.1** Bus routes are located, designed and constructed in accordance with Planning scheme policy - Integrated design and relevant statutory requirements and regulations.
	E53.2 Indented bus bays are provided on roads identified as containing possible bus routes in ~~accordance with~~ Planning scheme policy - Integrated design. Indented bus bays are provided where the bus stop: a. is used as a timing point, where buses may need to wait several minutes if running early; or b. is used as a bus driver change-over point requiring the bus to stop for longer periods; or c. is a particularly high loading bus stop, where the time taken to load passengers can regularly take minutes.
	E53.3 Detailed design of bus stops, indented bus bays and relevant infrastructure is provided in accordance with the Transport Planning and Coordination Regulation 2005 and Translink's Public Transport Infrastructure Manual.
PO54	No example provided.

The road design caters for the extension of existing and future public transport routes to provide sufficient services that are convenient and accessible to the community.	
Utilities	
PO Development in the Centre zone, Community facilities zone, Emerging community zone - Transition precinct, General residential zone, Industry zone, Recreation and open space zone, and Township zone is provided with services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.
PO Development in the Emerging community zone - Interim precinct, Rural zone and Rural residential zone is provided with services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) in a manner that: a. is effective in delivery of service and meets reasonable community expectations; b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; c. ensures a logical, sequential, efficient and integrated roll out of the service network; d. is conveniently accessible in the event of maintenance or repair; e. minimises whole of life cycle costs for that infrastructure; f. minimises risk of potential adverse impacts on the natural and built environment; g. minimises risk of potential adverse impact on amenity and character values; h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	**E** Development in the Emerging community zone - Interim precinct, Rural zone and Rural residential zone is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).
~~**PO55**~~ ~~Street lighting and lighting to public areas is designed and constructed to provide adequate capacity for existing and anticipated development.~~	~~**E55**~~ ~~The development is designed and constructed with street lighting and lighting to public areas in accordance with Planning scheme policy - Integrated design.~~
~~**PO56**~~ ~~Development only occurs in locations where there are adequate electricity supply services for the desired use.~~	~~**E56**~~ ~~The design and provisions of the electrical reticulation is in accordance with Energex Specification URD (Underground Residential Distribution).~~
~~**PO57**~~	~~**E57.1**~~

~~The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.~~	~~The development is connected to an existing electricity supply system approved by the relevant energy regulatory authority.~~
	~~**E57.2**~~ ~~Underground electricity is provided in urban, commercial, industrial and rural residential areas.~~
~~**PO58**~~ ~~The development has access to telecommunication and broadband services in accordance with current standards.~~	~~**E58**~~ ~~Telecommunications reticulation (i.e. conduits and pits) is installed in accordance with current standards and a provisioning confirmation is provided for the works.~~
PO59 All services crossing or traversing existing or proposed roads shall be designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures and shall be installed at an appropriate depth with backfill compacted to ensure that the construction does not fail during the life of the development.	**E59** All services crossing or traversing existing or proposed road pavements, including stormwater pipes, sewer pipes, electrical, telecommunications and water conduits, shall be installed at an appropriate depth and backfilled in accordance with Department of Transport and Main Roads specifications. ~~Services crossing existing Major Roads are to be tunnel bored.~~
	E Services crossing existing arterial and sub-arterial roads are to be tunnel bored. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Services crossing other existing roads may require tunnel boring.
	E Services are to be installed at the minimum depth in accordance with the relevant standard drawings.
~~**PO60**~~ ~~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.~~	~~**E60.1**~~ ~~Where in a sewered area, the development is connected to a reticulated sewerage network.~~
	~~**E60.2**~~ ~~Where not in a sewered 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.~~

	~~E60.3~~ ~~Trade waste is pre-treated on-site prior to discharging into the sewerage network.~~
~~PO61~~ ~~The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.~~	~~E61.1~~ ~~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.~~
	~~E61.2~~ ~~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.~~
~~PO62~~ ~~Where available, development is to make provision for reticulated gas which is designed to give a safe, cost effective, coordinated and efficient supply that supports sustainable development practises.~~	~~E62~~ ~~Where available, the development is to safely connect to reticulated gas.~~
~~PO63~~ ~~The development is provided with dedicated and constructed road access.~~	~~No example provided.~~
Works within a waterway Note - Design and construction of prescribed tidal works shall comply with the requirements of the Coastal Protection and Management Act, and Queensland Prescribed Tidal Works Code.	
PO64 All constructed works avoid conflict with uses in the water, on the foreshore and adjoining lands.	**E64.1** Pontoons, jetty's and berthed vessels are setback a minimum of 1.5 metres from the water allocation side boundaries.
	E64.2 Boardwalks and decks are setback a minimum of 3 metres from the prolongation of side lot boundaries and extend no more than 3 metres seaward of the property boundary.

PO65 Marine structures proposed to rise and fall under tidal influence are designed to suit the installed environment.	**E65** Floating structures are to maintain the following clearance from a waterway bed during the LAT tide, a. a minimum of 200 mm from the current bank where located outside of a constructed canal; or b. a minimum of 200 mm from the design bank profile of the constructed canal; or c. the floating structure is designed to withstand periodic grounding without damage or detrition of the structure for the design life of the works.
PO66 A high level of visual amenity is maintained when viewed from the waterway and adjoining lands with minimal impact upon adjoining properties.	**E66.1** The underside of the jetty/gangway is a maximum of 300mm above the height of the revetment wall.
	E66.2 Pontoons, jetty's, boardwalks and decks are not roofed.
	E66.3 All lighting, other than an aid to navigation, is hooded and directed downwards;
PO67 No structural load from the work is permitted to be imposed upon existing canal revetment walls.	No example provided.
Structures	
PO68 All earth retaining structures are to be certified as being designed and constructed in accordance with relevant Australian Standards and Building Code requirements.	**E68** ~~Retaining walls will only be approved following submission of a full detailed design and the design certified by a RPEQ that the design complies with AS4678 – Earth Retaining Structures.~~ Retaining walls are designed and certified by an 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

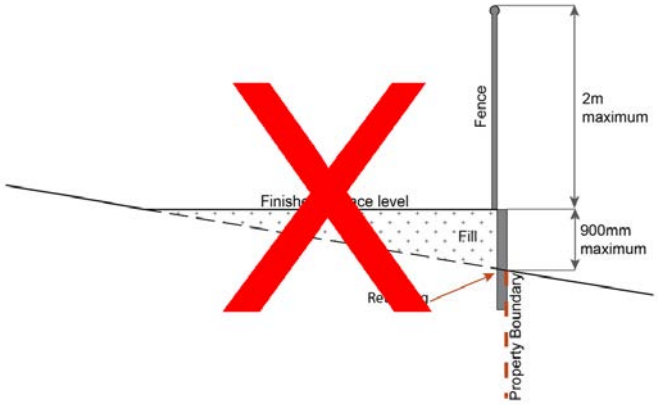
	associated with the land/premise's current occupancy and use; c. where the adjoining land use rights or zoning allows for industrial uses, a minimum live load of 25kPA must be allowed in the design of the retaining structure for these adjoining premises. Note - Retaining walls will only be approved following submission of a full detailed design certified by an RPEQ.
PO69 All earth retaining structures provide a positive interface with the streetscape and minimises impacts on the amenity of adjoining residents.	**E69.1** ~~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

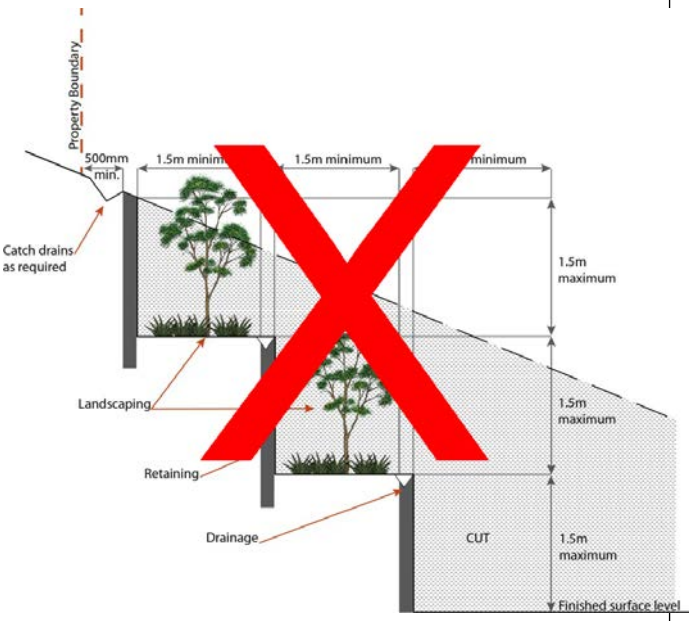
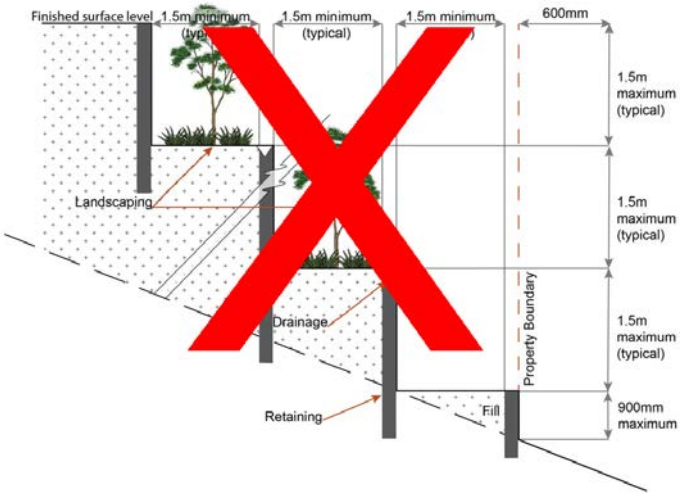


Figure - Fill



Filling and excavation does not:

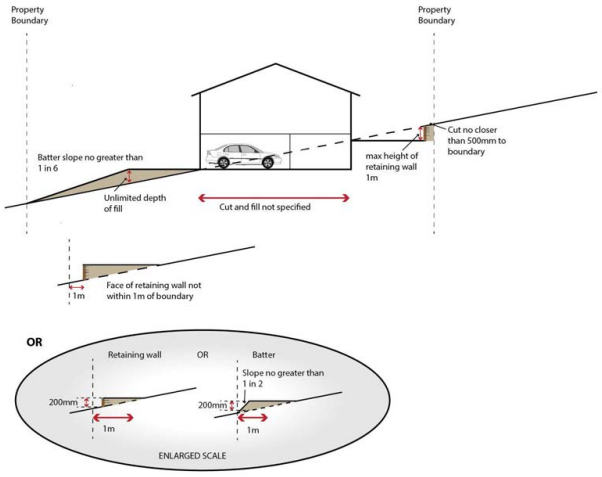
a. involve a change in level of more than 1.0m relative to natural ground level;

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** 
~~**PO70**~~ ~~All earth retaining structures within the land and around areas of cut on or near the boundaries of the site provide for live and dead loads associated with the current occupancy and use of the adjoining lots.~~	~~No example provided.~~
~~**PO71**~~ ~~All earth retaining structures adjoining land whose use rights or zoning allows for industrial development must provide for a minimum live load of 25kPA in the design of the retaining structure for these adjoining premises.~~	~~No example provided.~~
PO72 Retaining walls: a. comply with the current edition of AS4678 Earth-retaining structures; b. are fully contained in the property boundaries;	No example provided.

c. where agricultural drains, are to be provided behind all retaining walls at the base and connected to an approved point of discharge; d. where free draining gravel or filter material, are to be provided behind all retaining walls; e. within public land are constructed from durable materials (service life of 50-100 years) and include a concrete mowing edge strip (minimum width 200mm) ~~provided~~ along the toe of all retaining walls; f. have made provision for all services, including but not limited to, interallotment and roof-water drainage, water conduits, telecommunication, and power and gas conduits; g. incorporated cut-off drains are to be directed to an approved point of discharge; h. allow for the construction of a boundary fence; i. include safety fencing to all earth retaining structures over 1.0m in height.	
PO73 Planning and design of all bridges considers the following: a. overall configuration and the road geometry or planning layout of the bridge and its approaches; b. design methodology, design parameters including design loadings, design life (minimum 100 years), materials and finishes and any proposed public utilities and services to run across the bridge; c. where the bridge is over a waterway; design ARI, the freeboard to design flood events or details of overtopping, allowance for debris loading and details of proposed scour and erosion protection to the waterway and embankments; d. where the bridge is proposed to be constructed as a feature of the estate, details of the materials, construction techniques, and a safety review of any architectural features of the bridge is provided. Note - A bridge configuration report addressing the issues above is to be provided and approved by Council prior to undertaking detailed design of the bridge structure. Note - The design shall include an assessment of inspection and maintenance serviceability of the proposed design.	**E73** Bridges are to be designed and constructed in accordance with recommended best practice design guidelines as provided in Planning scheme policy - Integrated design, an approved Bridge Configuration Report and an approved Bridge Construction Management Report. Note - Bridge Construction Management Report is to be provided and approved by Council, which addresses (but is not limited to) the following: a. proposed construction procedure and program; b. details of all temporary works proposed for the construction; c. identification of all construction risks and methods for reducing these risks; d. public safety, amenity and site security; e. operating hours, noise and vibration controls; f. air and dust management; g. stormwater runoff, erosion and sediment control; h. waste and materials rufuse management; i. traffic management; j. construction materials delivery and storage; and k. construction office accommodation.
PO74 All bridge construction activities protect the environmental values of the locality, while ensuring that the public safety is ensured prior to and during the construction of the structure.	**E74** Construction management plans for the works provides for the following: a. proposed construction procedure and program; b. potential temporary works proposed for the construction;

	c. identification of all construction risks and methods for reducing these risks; d. public safety, amenity and site security; e. operating hours, noise and vibration controls; f. air and dust management; g. stormwater runoff, erosion and sediment control; h. waste and materials refuse management; i. traffic management; j. construction materials delivery and storage; k. location of construction office accommodation.
Access	
PO75 ~~Rear lot access easements contain a driveway and provision for services appropriate to the use.~~ Access handles for rear lots are: a. of a sufficient design to accommodate anticipated vehicle access and manoeuvring, required infrastructure and services, landscaping and refuse collection areas; b. located, designed and constructed to ensure: i. the access will not have an adverse impact on adjoining lots due to the generation of excessive noise, dust, headlight intrusion, overland flow, or the like; ii. appropriate grading, verge cross section and safe sight distance can be achieved for accessing vehicles, through traffic and active transport users on the verge.	**E75** ~~Rear lot access easements contain all works associated with the access in accordance with Planning scheme policy - Integrated design.~~ Rear allotment access driveways and crossovers, from the back of kerb for the full length of the access handle, are designed and constructed to the following minimum requirements: a. design loading of $2.3x10^3$ ESA for each lot entitled to use the driveway; b. a minimum sealed width of 3.0 metres; c. a constructed driveway crossover from the constructed road to the site is designed and constructed in accordance with Planning scheme policy - Integrated design; d. for urban residential driveways, within the site, reinforced concrete slabs or interlocking concrete pavers; e. for non-urban residential driveways, within the site, reinforced concrete slabs or a 2 coat sealed gravel or 25mm asphalt sealed gravel pavement. Pavement with minimum gravel class of 2.1 and minimum thickness of 150mm; f. appropriate longitudinal drainage, cross drainage and scour/erosion protection works provided in accordance with Planning scheme policy - Integrated design (Appendix C); g. the general maximum longitudinal grade is to be 16%; h. conduits for underground electricity supply and telecommunications are installed, including draw wires within and for the entire length of the access handle.

	Note - All works associated with the driveway access including cut and fill batters, drainage works and utility services are to be contained within the access handle or access easement. Note - Refer to relevant standard drawing RS-049, RS-050 or RS-056 included in Planning scheme policy - Integrated design (Appendix H) for constructed driveway crossover design.
PO Relocation or alteration of existing services are undertaken as a result of the access easement.	No example provided.
~~**PO76**~~ ~~Safe access is provided for all vehicles required to access the site.~~	~~**E76.1**~~ ~~Site access and driveways are designed and located in accordance with the following:~~ a. ~~Where for a Council-controlled road, AS/NZS2890.1 section 3;~~ b. ~~Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.~~
	~~**E76.2**~~ ~~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.~~ ~~Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirement), pavement widths and construction.~~
	~~**E76.3**~~ ~~Access driveways, manoeuvring areas and loading facilities provide for the 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.~~
	~~**E76.4**~~ ~~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.~~
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO77	No example provided

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	
PO78 Where clearing occurs in the Caboolture West local plan area, compensatory planting is located in the Green network precinct.	No example provided.
Values and constraint 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.	
PO79 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.	**E79** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 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.

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 a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid 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. mechanisms or processes are in place demonstrating that any detrimental impacts on biodiversity and ecological values is replaced, restored or rehabilitated, for example through the development of a Vegetation Management Plan and a Fauna Management Plan.	No example provided.
PO81	No example provided.

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.	
Vegetation clearing and habitat protection	
PO82 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO83 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: 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.
PO84 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: 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	

PO85 Development does not: 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	
PO86 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: 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.
PO87 Development minimises adverse impacts of stormwater run-off on water quality by: 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	
PO88 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO89 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development, environmental areas and corridors; b. retaining patches of native vegetation of greatest possible size where located between a development, environmental areas and corridors;	No example provided.

c. ensuring that works and infrastructure are setback as far as possible from environmental areas and corridors; d. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	
PO90 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: 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	
PO91 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO92 Development does not prevent or constrain the acquisition, construction or function and efficient transport of extractive material using a extractive resources transport route.	**E92** Works are not carried out in a extractive resources transport route and buffer, other than on public roads.
Heritage and landscape character(refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	

PO93 Works do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided
PO94 Works retain significant trees and incorporates them into the provision of infrastructure.	No example provided.
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.	
PO95 Development: 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.	**E95** Development does not: a. involve earthworks exceeding $50m^3$; 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.
PO96 Works are designed to respond to sloping topography in the siting, design and form of works by: a. minimising overuse of cut and fill to create single flat pads and benching;	No example provided.

b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse impact on the landscape character of the zone.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO97 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: 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.;	**E97** Development does not involve works in a Bulk water supply infrastructure buffer.
PO98 Development in a gas pipeline buffer: a. maintains adequate access for any required maintenance or upgrading work; b. minimises risk of harm to people and property.	**E98** Development does not involve works in a gas pipeline buffer.
PO99 Development in a High voltage electricity line buffer: a. is located and designed in a manner that maintains a high level of security of supply; b. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E99** Development does not involve works in a high voltage electricity line buffer.
PO Development in the Water supply buffer: a. does not result in soil erosion or land degradation or leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely matter; b. avoids or minimises changes to hydrological water flows and flow velocity to reduce erosion; c. ensures effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; d. preserves and maintains the ecological values inherent to the area; e. retains habitat trees; f. complies with the Water Quality Vision and Objectives contained on the Seqwater Development Guidelines: Development Guidelines for Water	No example provided.

Quality Management in Drinking Water Catchments 2017 and SPP guidance material.	
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.	
PO100 Development: 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.
PO101 Development: 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. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO102 Development does not: 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. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO103	**E103** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.

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.	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.
PO104 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.	**E104** 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.
PO105 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E105.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the ~~following~~ relevant level as identified in QUDM~~:~~.: a. ~~Urban area – Level III;~~ b. ~~Rural area – N/A;~~ c. ~~Industrial area – Level V;~~ d. ~~Commercial area – Level V.~~ Note - Development within the General residential zone and Township zone - Township residential precinct 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. Provide the inter-allotment drainage system (including easements) in accordance with Planning scheme policy - Integrated design.
	E105.2 Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO106 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: 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. Note - Refer to Planning scheme policy - Integrated design for details and examples.	No example provided.

Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park[57]	
PO107 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E107** 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.
Riparian and wetland setbacks	
PO108 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: 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.	**E108** Development does not 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 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

9.4.3 Site earthworks code

9.4.3.1 Application - Site earthworks code

This code applies to undertaking development, 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 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

For accepted development subject to requirements or assessable development 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.

9.4.3.2 Purpose - Site earthworks

1. The purpose of the Site Earthworks code will be achieved through the following overall outcomes:

    a. Safe, convenient, functionally efficient and attractive communities and environments are created, that are consistent with the character and amenity of the relevant zone.

    b. ~~Infrastructure and services are provided in an efficient manner.~~

    c. The development manages stormwater to:

        i. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;

        ii. prevent stormwater contamination and the release of pollutants;

        iii. maintain or improve the structure and condition of drainage lines and riparian areas;

        iv. avoid off-site adverse impacts from stormwater.

    d. ~~The development does not result in unacceptable impacts on the safety of the external road network.~~

    e. ~~Site works including e~~Earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

    f. The construction of dams, filling and excavation minimise adverse impacts on the amenity, stability, drainage, Council or public sector entity maintained infrastructure on or adjacent to the land and environmental quality of the lot and surrounding area.

    g. ~~Development~~ Filling and excavation avoids areas subject to constraint~~, limitation~~, or environmental value. Where ~~development~~ filling and excavation 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 supply 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~~7~~7.

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~~ filling and excavation 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~~ filling and excavation 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.

9.4.3.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.4.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.3.1, 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	PO1
RAD2	PO1
RAD3	PO1
RAD	PO
RAD4	PO2
RAD	PO

Requirements for accepted development (RAD)	Corresponding PO
RAD5	PO3
~~RAD6~~	~~PO3~~
RAD7	PO3
RAD	PO
RAD8	PO5
RAD	PO
RAD	PO
RAD	PO
RAD9	PO6
RAD10	PO6
RAD11	PO6
~~RAD12~~	~~PO6~~
RAD13	PO6
RAD14	PO6
RAD15	PO7
RAD16	PO7
RAD17	PO9
RAD18	PO9
RAD19	PO10
RAD20	PO10
RAD21	PO6
~~RAD22~~	~~PO6~~
RAD	PO
RAD	PO
RAD23	PO6
RAD24	PO6
RAD25	PO6
RAD26	PO6
RAD27	PO6
~~RAD28~~	~~PO11~~
RAD	PO
RAD29	PO6
RAD30	PO6
RAD31	PO6

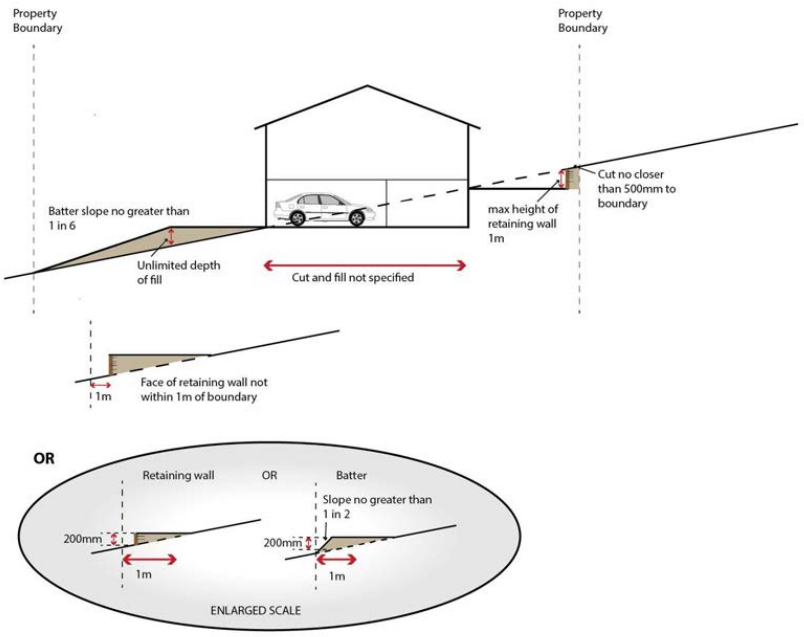
Requirements for accepted development (RAD)	Corresponding PO
RAD32	PO6
RAD33	PO6
RAD34	PO6
RAD35	PO11
RAD36	PO12-PO23
RAD37	PO24
RAD38	PO25
RAD39	PO26
RAD40	PO26
RAD41	PO26
RAD42	PO27
RAD43	PO28
RAD44	PO29
RAD45	PO30
~~RAD46~~	~~PO31, PO32, PO33, PO35, PO36, PO37~~
RAD47	PO31, PO32, PO33, PO35, PO36, PO37
~~RAD48~~	~~PO31-33~~
~~RAD49~~	~~PO34~~
~~RAD50~~	~~PO38~~
RAD51	PO39

Part A - Requirements for accepted development - Site earthworks

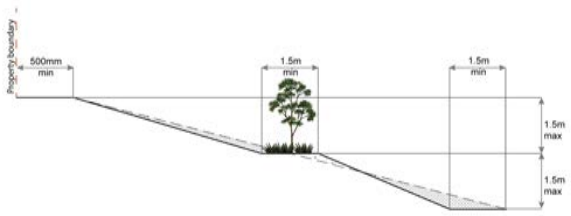
Table 9.4.3.1 Requirements for accepted development - Site earthworks

Requirements for accepted development	
General requirements	
Site works and~~C~~construction management	
RAD1	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 ~~S~~scheme ~~P~~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;~~ e. ~~the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.~~ f. the 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.
RAD2	Stormwater run-off, erosion and sedimentation controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any filling or excavation and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
RAD3	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.
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 development sites are adopted and implemented.
RAD4	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD	Any damage to Council land or infrastructure is repaired or replaced to the satisfaction of Council.
RAD5	All native vegetation to be retained on site is temporarily fenced or protected prior to and during ~~development works~~filling and excavation. ~~Note - Refer to Values and constraints RAD's in this table for classes of vegetation to be retained for accepted development subject to requirements.~~ Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development earthworks.
~~**RAD6**~~	~~All declared weeds, stumps, fallen trees, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility.~~
RAD7	Disposal of cleared vegetation 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~~is taken off site to an approved waste disposal 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.
RAD	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.

RAD8	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.
RAD	Access to the development site is obtained via an existing lawful access point.
RAD	Filling or excavation is 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	
RAD	Filling and 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** 
RAD9	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.

RAD10	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep ~~rock~~ slopes and batters. Note - Inspection and certification of steep ~~rock~~ slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD11	All fill and excavation is contained on-site and is free draining.
~~RAD12~~	~~All fill and excavation is free draining.~~
RAD13	All fill placed on-site is: a. limited to that ~~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~~)~~.
RAD14	The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
RAD15	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD16	Filling or excavation that would result in any of the following is not carried out on-site: 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. Note - Public sector entity ~~as~~is defined in ~~the Sustainable Planning Act 2009~~Schedule 2 of the Act.
RAD17	Where the earthworks is associated with a dam and on-site water impoundment (other than swimming pools), batter slopes are no steeper than the following: a. outer slope of dam wall – 1 vertical to 2 horizontal; b. all internal slopes – 1 vertical to 4 horizontal.
RAD18	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;~~:~~ i. ~~for sand – 2 horizontal to 1 vertical;~~ ii. ~~for silt – 4 horizontal to 1 vertical;~~ iii. ~~for firm clay – 1 horizontal to 1 vertical;~~ iv. ~~for soft clay – 3 horizontal to 2 vertical;~~

	b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H ~~4 horizontal to 1 vertical~~; c. any compacted fill batter is no stepper than 1V in 4H.~~:~~ i. ~~for sand – 5 horizontal to 2 vertical;~~ ii. ~~for silt – 4 horizontal to 1 vertical;~~ iii. ~~for firm clay – 2 horizontal to 1 vertical.~~
RAD19	Any retaining walls or embankments are setback at least the equivalent height of the wall or embankment from any boundary of the site.
RAD20	Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
RAD21	All filling or excavation works are completed within 3 months of the commencement date.
~~**RAD22**~~	~~Stormwater discharge from dams and other water impoundments on the development site is undertaken in a manner which does not:~~ a. ~~concentrate the flow onto adjacent land; or~~ b. ~~cause scour and erosion on adjacent land; or~~ c. ~~increase the flow rates of stormwater over the affected section of the adjacent land above the pre-existing situation; or~~ d. ~~cause nuisance or annoyance to any person, property or premises.~~
RAD	Filling or 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.
RAD	The area subject to filling or excavation does not contain any utility services or on-site effluent disposal areas.
RAD23	A preliminary geotechnical assessment of the suitability of the dam site in terms of soil and slope stability has been carried out by an appropriately experienced and quality geotechnical engineer to confirm the dam site is suitable and stable.

RAD24	All fill (including the embankment) for dams is setback a minimum of 10 metres from any property boundary.
RAD25	The dam embankment is constructed with a clay core and cut-off trench to prevent seepage through the embankment. The cut-off trench is taken down a minimum of 600mm into impervious soil and back filled with good quality clay that is thoroughly compacted.
RAD26	Earth embankments are fully and thoroughly compacted.
RAD27	The top water surface in the private dam is setback a minimum: ~~10 metres from any property boundary.~~ a. 10.0 metres from any property boundary; b. 30.0 metres from the irrigation area of a household sewage treatment plant (secondary treatment); c. 50.0 metres from the irrigation area of a septic trench (primary treatment).
~~**RAD28**~~	~~When identified on Overlay map - Acid sulfate soils and excavating more than 100m^3 of material below RL 5.0m AHD or filling (includes the dam embankment) more than 500m^3 of material on land that is below RL 5.0m AHD:~~ a. ~~undertake a soil test to determine that Acid Sulfate Soils are not being disturbed (i.e. the soil contains no acid sulfate);~~ ~~OR~~ b. ~~otherwise treat, any disturbed or excavated soil or sediment with fine agricultural lime to neutralise acidity. A minimum application rate of 80kg agricultural lime/m^3 is used (assumes oxidisable sulphur of 1.0% and a bulk density of 1.7);~~ c. ~~the stockpiling and neutralisation of excavated sediment or soil is carried out on an impermeable treatment pad, which prevents acid leaching and contains stockpile runoff;~~ d. ~~any exposed sediment or soil in excavation puts or trenches is treated with agricultural lime to neutralise acidity and prevent further acid generation at a minimum application rate of 5.0kg agricultural lime/m^3.~~
RAD	Dams have an overflow facility which: a. is of sufficient capacity to fully contain the flows from a 10% AEP storm event over the entire catchment of the water impoundment; b. is positioned so that the flows from a 10% AEP storm event over the entire catchment of the water impoundment do not surcharge over any dam wall; c. is lined with velocity dissipation, flow dispersion and erosion protection mechanisms able to withstand the dynamic forces of a 10% AEP storm event over the entire catchment of the dam; d. is wide enough to provide for sheet flow; e. directs flows towards existing flow paths.
RAD29	Dams with the following features are designed, constructed and inspected by a suitably qualified and experienced RPEQ: a. an embankment height greater than 3 metres at any point; or b. a top water level surface area greater than 5,000m^2; or c. with an impoundment volume exceeding 5 megalitres; or d. where a dam break would threaten the lives of occupiers of downstream premises.
RAD30	Dam embankments are constructed by a suitably experienced and qualified construction contractor.

RAD31	The freeboard between the top water level and the top of the embankment is not less than 1 metre.
RAD32	Dams with an embankment height up to 3 metres have a minimum embankment crest width of 2.5 metres
RAD33	Dams have a spillway bypass with sufficient flow capacity to prevent floodwater overtopping the dam embankment.
RAD34	Dam spillways have surface protection to prevent erosion and scour during all flood events.

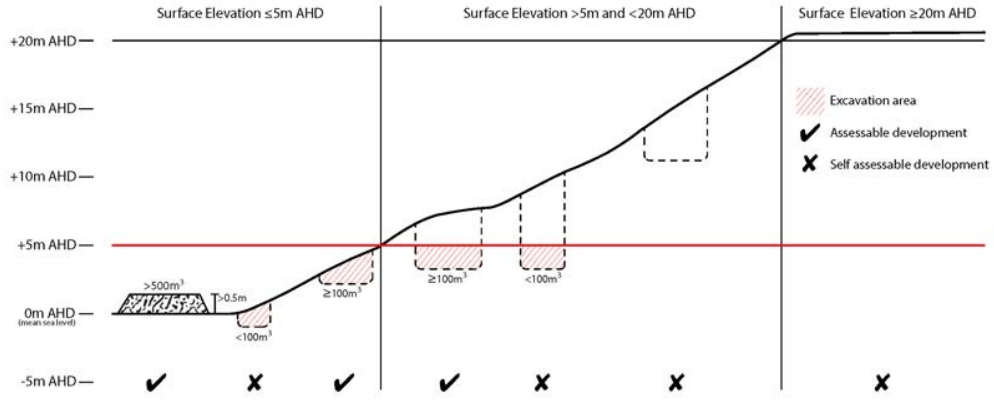
Values and constraints requirements

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.

RAD35	Filling or excavation works, other than dams, does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m^3 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.

RAD36	Filling or excavation does not result in clearing of native vegetation in High Value Area or Value Offset Area.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD37	Filling or excavation is not carried out in the Extractive resources transport route or buffer, other than on public roads.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) 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.	
RAD38	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. 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.
RAD39	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 (Appendix 2).
RAD40	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:

	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.
RAD41	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)	
RAD42	Filling or excavation does not occur in the Bulk water supply infrastructure buffer.
RAD43	Filling or excavation does not not occur in the Gas pipeline buffer.
RAD44	Filling or excavation does not occur in the High voltage electricity line buffer.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD45	Development does not: a. involve earthworks exceeding 50m^3; 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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
~~**RAD46**~~	~~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.~~
RAD47	Development for ~~a material change of use or~~ operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
~~**RAD48**~~	~~Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.~~
~~**RAD49**~~	~~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.~~
~~**RAD50**~~	~~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.	
RAD51	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.

Part B - Criteria for assessable development - Site earthworks

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 9.4.3.2 as well as the purpose statement and overall outcomes of this code.

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

Table 9.4.3.2 Assessable development - Site earthworks

Performance outcome	Examples that achieve aspects of the Performance Outcome
Site works and ~~C~~construction management	
PO1 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regards to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as practicable, 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. Note - Refer to Planning scheme policy - Integrated design for details and examples.	**E1.1** 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;~~ e. ~~the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.~~ f. the design storm for all temporary diversion drains and sedimentation basins in accordance with

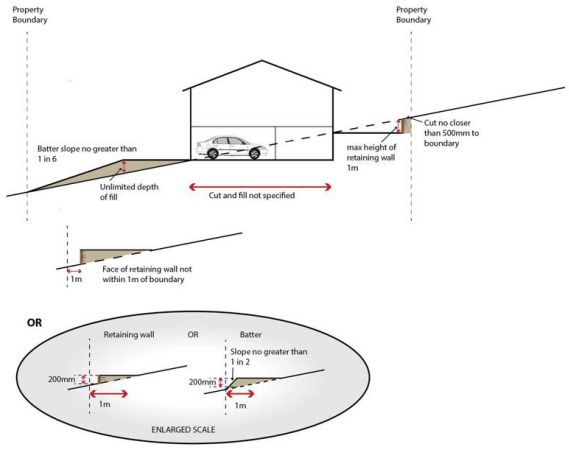
	Schedule 10 - Stormwater management design objectives; g. ponding or concentration of stormwater does not occur in adjoining properties.
	E1.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E1.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E1.4 ~~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.~~ Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO2 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E2** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO3 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, buildings areas and other necessary areas for the works;	**E3.1** 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 storage of machinery or goods is to occur in these areas during development works.

b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E3.2** 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.
PO4 Earthworks are ~~to be~~ undertaken to ensure that soil disturbances are staged into manageable areas ~~of not greater than 3.5 hectares~~. Note - ~~Soil disturbances of greater than 1 hectare require a~~ A site specific Erosion and Sediment Control Plan (ESCP) may be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C). ~~Note - Council will consider clearing of larger areas in exceptional circumstances based on the staging of development.~~	No example provided.
PO5 All filling or excavation 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. ~~Note - Where the amount of imported or exported material is greater than 50m^3, a haulage route must be identified and approved by Council.~~ Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or	**E5.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. **E5.2** All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. Contractor vehicles are generally not to be parked in existing roads. ~~Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).~~ **E5.3**

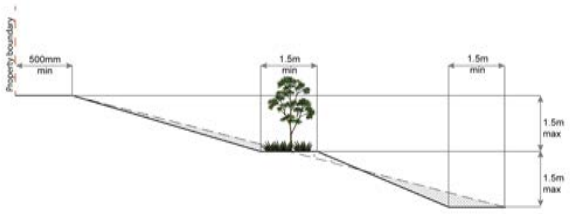
b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.	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.
	E 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. 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.
	E Access to the development site is obtained via an existing lawful access point.
PO Filling or excavation is carried out at times which minimise noise impacts to residents.	**E** Filling or excavation is 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. 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.
Earthworks	
PO6 On-site earthworks are designed to consider: 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;	**E6.1** 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.
	E6.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep ~~rock~~ slopes and batters.

h. the visual impact of the excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential); i. long term stability of dam embankments. j. ~~special requirement for dams.~~ ~~Note - Filling or excavation works are to be completed within six (6) months of the commencement date.~~	**E6.3** Inspection and certification of steep ~~rock~~ slopes and batters is required by a suitably qualified and experienced RPEQ.
	E6.4 All filling or excavation is contained on-site and is free draining.
	~~E6.5~~ ~~All filling or excavation is free draining.~~
	E6.6 All fill placed on-site is: a. limited to that ~~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~~)~~.
	E6.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
	~~E6.8~~ ~~Stormwater discharge from dams and other water impoundments on the development site is undertaken in a manner that does not:~~ a. ~~concentrate the flow onto adjacent land; or~~ b. ~~cause scour and erosion on adjacent land; or~~ c. ~~increase the flows rates of stormwater over the affected section of the adjacent land above the pre-existing situation; or~~ d. ~~cause nuisance or annoyance to any person or premises.~~
	E Dams have an overflow facility which:

	a. is of sufficient capacity to fully contain the flows from a 10% AEP storm event over the entire catchment of the water impoundment; b. is positioned so that the flows from a 10% AEP storm event over the entire catchment of the water impoundment do not surcharge over any dam wall; c. is lined with velocity dissipation, flow dispersion and erosion protection mechanisms able to withstand the dynamic forces of a 10% AEP storm event over the entire catchment of the dam; d. is wide enough to provide for sheet flow; e. directs flows towards existing flow paths.
	E6.9 A preliminary geotechnical assessment of the suitability of the dam site in terms of soil and slope stability has been carried out by an appropriately experienced and quality geotechnical engineer to confirm the dam site is stable.
	E6.10 All fill (including the embankment) for dams is setback a minimum of 10 metres from any property boundary.
	E6.11 The dam embankment is designed by a suitably qualified and experienced RPEQ.
	E6.12 The dam embankment is constructed with a clay core and cut-off trench to prevent seepage through the embankment.
	E6.13 The top water surface in the private dam is setback a minimum: a. 10.0 metres from any property boundary; b. 30.0 metres form the irrigation area of a household sewage treatment plant (secondary treatment); c. 50.0 metres from the irrigation area of a septic trench (primary treatment).
	E6.14 The crest width of the dam embankment is not less than 2.5 metres.
	E6.15 Dams have a spillway bypass with sufficient flow capacity to prevent floodwater overtopping the dam embankment.

	E6.16 Dam spillways have surface protection to prevent erosion and scour during all flood events.
PO All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of the adjoining residents.	**E** Filling and 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** 
PO7 Filling or excavation is undertaken in a manner that:	**E7.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.

a. does not adversely impact on Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site; b. does not preclude reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	Note - Public sector entity is defined in Schedule 2 of the Act. **E7.2** Filling or excavation that would result in any of the following are not carried out on-site: 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 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. Note - Public sector entity is defined in Schedule 2 of the Act.
PO8 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the flood way; and d. any clearing of native vegetation. Note - To demonstrate compliance with this outcomes, Planning sScheme pPolicy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning Sscheme Ppolicy - Integrated Ddesign for guidance on infrastructure design and modelling requirements.	No example provided.
PO9 Filling and excavation does not result in land instability. 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.	**E9.1** Where the earthworks is associated with a dam or on-site water impoundment (other than swimming pools), batter slopes are no steeper than the following: a. outer slope of dam wall – 1 vertical to 2 horizontal; b. all internal slopes – 1 vertical to 4 horizontal. **E9.2** 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;~~:~~

	i. ~~for sand – 2 horizontal to 1 vertical;~~ ii. ~~for silt – 4 horizontal to 1 vertical;~~ iii. ~~for firm clay – 1 horizontal to 1 vertical;~~ iv. ~~for soft clay – 3 horizontal to 2 vertical;~~ b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H ~~4 horizontal to 1 vertical~~; c. any compacted fill batter is no stepper than 1V in 4H.~~:~~ i. ~~for sand – 5 horizontal to 2 vertical;~~ ii. ~~for silt – 4 horizontal to 1 vertical;~~ iii. ~~for firm clay – 2 horizontal to 1 vertical.~~
PO10 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E10.1** Any retaining walls or embankments are setback at least the equivalent height of the wall or embankment from any boundary of the site.
	E10.2 Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.	**E** The area subject to filling or excavation does not contain any utility services.
	E 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.
	E 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.

	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.
PO 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.	**E** Filling or 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.
PO Stormwater discharge from dams and other water impoundments on the development site is undertaken in a manner which does not cause actionable nuisance to users of adjacent land.	**E** Stormwater discharge from dams and other water impoundments on the development site is undertaken in a manner that does not: a. concentrate the flow onto adjacent land; or b. cause scour and erosion on adjacent land; or c. increase the flow rates of stormwater over the affected section of the adjacent land above the pre-existing situation; or d. cause actionable nuisance to any person or premises.
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.	
PO11	**E11**

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.	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 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.

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	
PO12	No example provided.

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.	
PO13 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	
PO14 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO15	No example provided.

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: 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.	
PO16 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: 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	
PO17 Development does not: 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	
PO18 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: 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.
PO19 Development minimises adverse impacts of stormwater run-off on water quality by:	No example provided.

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	
PO20 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO21 Development minimises potential adverse edge effects on ecological values by: 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. restore, rehabilitate and increase the size of existing patches of native vegetation; d. ensuring that filling or excavation are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO22 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: 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	

PO23 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
PO24 Development does not prevent or constrain the acquisition, construction or function and efficient transport of extractive material using the Extractive resources transport route.	**E24** Filling or excavation is not carried out in a Extractive resources transport route, other than on public roads.
Heritage and landscape character(refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO25 Works do not: a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.	No example provided.
PO26 Works retain significant trees and incorporates them into the provision of infrastructure.	No example provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO27 ~~Development~~ Filling and excavation within a Bulk water supply infrastructure buffer is located, designed and constructed to:	**E27** Filling or excavating does not occur in a Bulk water supply infrastructure buffer.

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; c. the extent of proposed works confirmed with the Utility authority.	
PO28 ~~Development~~ Filling and excavation in the Gas pipeline buffer: a. maintains adequate access for any required maintenance or upgrading work; b. minimises risk of harm to people and property; c. has the extent of proposed works confirmed with the Utility authority.	**E28** Filling or excavating does not occur in the Gas pipeline buffer.
PO29 ~~Development~~ Filling and excavation in a High voltage electricity line buffer: a. is located and designed in a manner that maintains a high level of security of supply; b. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure; c. has the extent of proposed works confirmed with the Utility authority.	**E29** Filling or excavating does not occur in a High voltage electricity line buffer.
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.	
PO30 Development: 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	**E30** Development does not: a. involve earthworks exceeding $50m^3$; 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.

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.	
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.	
PO31 Development: 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.
PO32 Development: 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. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**E32** No example provided.
PO33 Development does not: 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. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.

PO34 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.	**E34** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
~~**PO35**~~ ~~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.~~	~~**E35**~~ ~~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.~~
~~**PO36**~~ ~~Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.~~ ~~Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.~~ ~~Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow~~	~~**E36.1**~~ ~~Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:~~ a. ~~Urban area – Level III;~~ b. ~~Rural area – N/A;~~ c. ~~Industrial area – Level V;~~ d. ~~Commercial area – Level V.~~ ~~**E36.2**~~ ~~Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.~~
~~**PO37**~~ ~~Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:~~ 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.~~ ~~Note - Refer to Planning scheme policy - Integrated design for details and examples.~~ ~~Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.~~	~~No example provided.~~
Additional criteria for development for a Park[57]	

PO38 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	**E38** 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.
Riparian and wetland setbacks	
PO39 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: 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.	**E39** Development does not 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 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

9.4.4 Advertising devices code

9.4.4.1 Application - Advertising devices

This code applies to undertaking Operational work for placing an Advertising device on land 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 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

For accepted development subject to requirements or assessable development 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.

9.4.4.2 Purpose - Advertising devices

1. The purpose of the Advertising devices code is to ensure that Advertising devices do not detract from character and amenity values, does not have a detrimental impact upon natural and built heritage values, and does not cause potential danger to public safety.

2. The purpose of the Advertising devices code will be achieved through the following overall outcomes:

    a. The presence, scale, size and placement of Advertising devices does not adversely impact upon the character and amenity of the immediate and wider locality, and does not result in visual clutter;

    b. The presence, scale, size and placement of Advertising devices is consistent with the character of the existing or proposed streetscape;

    c. The presence, scale, size and placement of Advertising devices is compatible with the design of a building and does not appear visually dominant or overbearing;

    d. The presence, scale, size and placement of Advertising devices does not adversely impact upon access to key vistas and viewing corridors or blocks sunlight and breeze flows for people and property;

    e. The Advertising device is safely secured and does not:

        i. obstruct roads or footpaths or create a hazard to vehicles, cyclists or pedestrians;

        ii. confuse or distract motorists, particularly in proximity to intersections or other complex traffic environments;

    f. The presence, scale, size and placement of Advertising devices does not adversely impact upon:

        i. heritage values;

        ii. the integrity, use and enjoyment of public open spaces;

        iii. areas possessing scenic and natural values, including significant trees.

9.4.4.3 Requirements for assessment

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 9.4.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part A Table 9.4.4.1, 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.

Table 9.4.4.1

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO1
RAD3	PO1
RAD4	PO3
RAD5	PO3
RAD6	PO4
RAD7	PO5
RAD8	PO6
RAD9	PO7
RAD10	PO8
RAD11	PO9
RAD12	PO11
RAD13	PO11
RAD14	PO11
RAD15	PO12
RAD16	PO13, PO14, PO15, PO16, PO17

Part A – Requirements for accepted development - Advertising devices

Table 9.4.4.2 Requirements for accepted development - Advertising devices

Requirements for accepted development	
General requirements	
RAD1	The Advertising device is in the form of one or more of the following types: a. awning; b. fence; c. freestanding; d. projecting;

<table>
<tr><td></td><td>e. roof;

f. wall/façade.

Note - Refer to Planning scheme policy – Advertising devices (section 2) for guidance on satisfying the above requirements.</td></tr>
<tr><td>RAD2</td><td>The Advertising device complies with the requirements specified in Column 2 of Table 9.4.4.4.</td></tr>
<tr><td colspan="2">Signface area</td></tr>
<tr><td>RAD3</td><td>The total combined signface area of all Advertising devices on the site complies with the following table:

Note - The total combined signface area includes any existing Advertising devices located on the site.

Note - For sign face area calculation purposes:

• Where Advertising devices feature 2 display faces with an internal angle of 45 degrees or less, only one of the display faces forms part of the maximum total sign face area calculation.
• Advertising devices that feature 2 display faces with an internal angle greater than 45 degrees must calculate each display face as a separate sign face area.
• Advertising devices that include more than 2 display faces must calculate the additional display faces as separate signface area.

Note - Refer to Planning scheme policy – Advertising devices (section 3) for signface area calculation.

<table>
<tr><th>Zone / Local plan</th><th>Total combined signface area</th></tr>
<tr><td>• Centre
• Community facilities
• Emerging community, General residential and Rural residential - if on a lot identified on Overlay map – Community activities and neighbourhood hubs
• Industry
• Caboolture West local plan
  ◦ Enterprise and employment precinct – all sub-precincts
  ◦ Town centre precinct – all sub-precincts
  ◦ Urban living precinct – Local centre sub-precinct
  ◦ Urban living precinct – Light industry sub-precinct
  ◦ Urban living precinct – Next generation sub-precinct - if on a lot identified for Community activities and Neighbourhood hubs
• Redcliffe Kippa-Ring local plan
  ◦ Redcliffe seaside precinct
  ◦ Kippa-Ring village precinct
  ◦ Kippa-Ring station precinct
  ◦ Local services precinct</td><td>1m^2 for every 1m of primary frontage, or 20m^2 in total, whichever is the lesser per site.

Note - The figures above exclude awning and wall/facade Advertising device types.</td></tr>
</table>
</td></tr>
</table>

• Health precinct • Interim residential precinct - if on a lot identified for Community activities and Neighbourhood hubs • Woodfordia local plan – all precincts	

• Emerging community, General residential - if not on a lot identified on Overlay map – Community activities and neighbourhood hubs
• Environmental conservation and management
• Township - Residential precinct
• Caboolture West local plan
  • Green network precinct
  • Urban living precinct – Next generation sub-precinct - if not identified for Community activities and Neighbourhood hubs
• Redcliffe Kippa-Ring local plan
  • Interim residential precinct - if not on a lot identified for Community activities and Neighbourhood hubs
	0.3m^2 per site

• Extractive industry • Rural • Caboolture West local plan – where associated with an Interim activity	5m^2 per site
• Rural residential - if not on a lot identified on Overlay map – Community activities and neighbourhood hubs • Caboolture West local plan • Rural living precinct	1m^2 per site

• Recreation and open space
• Redcliffe Kippa-Ring local plan
  • Open space and recreation precinct
  • Sport and recreation precinct
	1m^2 for every 1m of primary frontage, or 20m^2 in total, whichever is the lesser per site.
	
	Note - The figures above exclude awning and wall/facade Advertising device types.
	
	Note - Advertising devices that meet the following requirements are also excluded from the maximum signface area above. The Advertising device is located internal to the site and does not directly or immediately face towards:
	a. a public road;
	b. a residential property;
	c. any other public or private place.

	• Township - Centre, Convenience and Industry precincts: $1m^2$ for every 1m of primary frontage, or $10m^2$ in total, whichever is the lesser per site.
Illumination and movement of Advertising devices	
RAD4	The Advertising device is illuminated only where located in the following zones: a. Centre zone; b. Industry zone; c. Caboolture West local plan: i. Town centre precinct - excluding Residential north and Residential south sub-precincts; ii. Urban living precinct – Local centre sub-precinct only; iii. Enterprise and employment precinct; d. Redcliffe Kippa-Ring local plan: i. Redcliffe seaside precinct; ii. Kippa-Ring village precinct; iii. Local services precinct; iv. Health precinct.
RAD5	Where an Advertising device is illuminated it meets the following requirements: a. illumination is by an internal light source or down light if externally lit; b. illumination is in the form of static lighting; c. lighting is not directed or reflected towards a residential property or public place.
RAD6	The Advertising device does not incorporate elements that move, revolve, flash or contain mechanisms that give the impression of movement.
Active frontage and casual surveillance	
RAD7	Where located in the following zones, the Advertising device is not placed on windows or glazing between a height of 0.8m and 2m above finished ground level: a. Centre zone - excluding Morayfield and Specialised centre precincts: i. Caboolture West local plan; ii. Town centre precinct - Centre core, Mixed business and Civic sub-precincts only; b. Redcliffe Kippa-Ring local plan: i. Redcliffe seaside precinct; ii. Kippa-Ring village precinct;

	iii. Kippa-Ring station precinct; iv. Local services precinct; v. Health precinct; c. Township zone – Centre precinct.
Advertising devices visible or adjacent to a State-controlled road	
RAD8	Advertising devices visible from or adjacent to a State-controlled road (including a motorway, such as the Bruce Highway) are only established where: a. the speed zone is below 80km/h; b. the sign is not located within a distance "d" of a school zone or mid-block pedestrian facility ("d" = 45m (50 zone); 65m (60 zone); 85m (70 zone); and c. the sign contains no electronic components; Note - All other advertising devices adjacent to, or within (for example, awnings) the State-controlled road reserve are Assessable Development. Compliance with Department of Transport and Main Road's Roadside Advertising Guide (RAG) is required.
Township zone specific provisions	
RAD9	Where located in the Township zone, the Advertising device is provided in accordance with Planning scheme policy – Advertising devices (section 4).
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.	
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) 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.	
RAD10	Development is for the preservation, maintenance, repair and restoration of the site, object or building. 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. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD11	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.

	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.
RAD12	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.
RAD13	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: 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.
RAD14	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)	
RAD15	Development does not: a. involve earthworks exceeding 50m^3; 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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD16	Development does not impede the flow of flood waters through the site or worsen flood flows external to the premises.

Part B – Criteria for assessable development - Advertising devices

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 9.4.4.2 as well as the purpose statement and overall outcomes of this code.

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

Table 9.4.4.3 Assessable development - Advertising devices

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General	
PO1 Advertising devices are of an appropriate number, type, design, scale, height and location to: a. not contribute to visual clutter or be overbearing or visually dominant; b. complement the existing and future planned character and amenity of the area in which it is located;	**E1.1** The Advertising device is in the form of one or more of the following types: a. awning; b. fence; c. freestanding;

c. maintain a human scale and not detract from or interfere with the form and function of a pedestrian friendly environment; d. be compatible with the surrounding streetscape and landscape. Advertising devices should be considered as another design element, which integrate with the architecture, scale, proportions and style of buildings, landscaping, structures and other Advertising devices located both within and surrounding the site; e. minimise any potential adverse impacts on adjoining sites, such as overshadowing or the loss of key views and view corridors; f. not diminish or cause irreversible damage to any cultural heritage values present on the site or those associated with a heritage site, item or object.	d. projecting; e. roof; f. wall/façade. Note - Refer to Planning scheme policy – Advertising devices (section 2) for guidance on satisfying the above criteria. **E1.2** The Advertising device complies with the criteria specified in Column 2 of Table 9.4.4.4. **E1.3** The total combined signface area of all Advertising devices on the site complies with the following table: Note - The total combined signface area includes any existing Advertising devices located on the site. Note - For sign face area calculation purposes: • Where Advertising devices feature 2 display faces with an internal angle of 45 degrees or less, only one of the display faces forms part of the maximum total sign face area calculation. • Advertising devices that feature 2 display faces with an internal angle greater than 45 degrees must calculate each display face as a separate sign face area. • Advertising devices that include more than 2 display faces must calculate the additional display faces as separate signface area. Note - Refer to Planning scheme policy – Advertising devices (section 3) for signface area calculation.

Zone / Local plan	Total combined signface area

• Centre
• Community facilities
• Emerging community, General residential and Rural residential - if on a lot identified on Overlay map – Community activities and neighbourhood hubs
• Industry
• Caboolture West local plan
  ◦ Enterprise and employment precinct – all sub-precincts
  ◦ Town centre precinct – all sub-precincts
	$1m^2$ for every 1m of primary frontage, or $20m^2$ in total, whichever is the lesser per site.
	
	Note - The figures above exclude awning and wall/facade Advertising device types.

	• Urban living precinct – Local centre sub-precinct
	• Urban living precinct – Light industry sub-precinct
	• Urban living precinct – Next generation sub-precinct - if on a lot identified for Community activities and Neighbourhood hubs
	• Redcliffe Kippa-Ring local plan
	  • Redcliffe seaside precinct
	  • Kippa-Ring village precinct
	  • Kippa-Ring station precinct
	  • Local services precinct
	  • Health precinct
	  • Interim residential precinct - if on a lot identified for Community activities and Neighbourhood hubs
	• Woodfordia local plan – all precincts	

	• Emerging community, General residential - if not on a lot identified on Overlay map – Community activities and neighbourhood hubs
	• Environmental conservation and management
	• Township - Residential precinct
	• Caboolture West local plan
	  • Green network precinct
	  • Urban living precinct – Next generation sub-precinct - if not identified for
		0.3m^2 per site

Community activities and Neighbourhood hubs • Redcliffe Kippa-Ring local plan • Interim residential precinct - if not on a lot identified for Community activities and Neighbourhood hubs	
• Extractive industry • Rural • Caboolture West local plan – For all Interim uses	5m^2 per site
• Rural residential - if not on a lot identified on Overlay map – Community activities and neighbourhood hubs • Caboolture West local plan • Rural living precinct	1m^2 per site

• Recreation and open space
• Redcliffe Kippa-Ring local plan
  • Open space and recreation precinct
  • Sport and recreation precinct
	1m^2 for every 1m of primary frontage, or 20m^2 in total, whichever is the lesser per site.
	
	Note - The figures above exclude awning and wall/facade Advertising device types.
	
	Note - Advertising devices that meet the following criteria are also excluded from the maximum signface area above.
	
	The Advertising device is located internal to the site and does not directly or immediately face towards:
	a. a public road;
	b. a residential property;
	c. any other public or private place.

	• Township - Centre, Convenience and Industry precincts: $1m^2$ for every 1m of primary frontage, or $10m^2$ in total, whichever is the lesser per site.
Safety of pedestrians, cyclists and motorists	
PO2 The siting and design of Advertising devices does not pose a hazard or nuisance for pedestrians, cyclists and motorists by ensuring: a. site lines are not obstructed; b. all traffic signs and signals remain visible from all angles; c. the passage of pedestrians, cyclists and motorists is not obstructed.	**E2** The Advertising device complies with the criteria specified in Column 2 of Table 9.4.4.4.
Illumination and movement of Advertising devices	
PO3 An Advertising device incorporates illumination only where it is appropriate to its setting and does not detract from the amenity and character of the area in which it is located. Illumination must not create a hazard or nuisance for motorists and surrounding uses.	**E3.1** The Advertising device is illuminated only where located in the following zones: a. Centre zone; b. Industry zone; c. Caboolture West local plan: i. Town centre precinct - excluding Residential north and Residential south sub-precincts; ii. Urban living precinct – Local centre sub-precinct only; iii. Enterprise and employment precinct; d. Redcliffe Kippa-Ring local plan: i. Redcliffe seaside precinct; ii. Kippa-Ring village precinct; iii. Local services precinct; iv. Health precinct.
	E3.2 Where an Advertising device is illuminated it meets the following criteria:

	a. illumination is by an internal light source or down light if externally lit; b. illumination is in the form of static lighting; c. lighting is not directed or reflected towards a residential property or public place.
PO4 The Advertising device does not incorporate elements that move, revolve, flash or contain mechanisms that give the impression of movement.	No example provided.
Active frontage and casual surveillance	
PO5 The placement of Advertising devices ensures active frontage and casual surveillance of the street is not adversely affected.	**E5** Where located in the following zones, the Advertising device is not placed on windows or glazing between a height of 0.8m and 2m above finished ground level: a. Centre zone - excluding Morayfield and Specialised centre precincts; b. Caboolture West local plan: i. Town centre precinct - Centre core, Mixed business and Civic sub-precincts only; c. Redcliffe Kippa-Ring local plan: i. Redcliffe seaside precinct; ii. Kippa-Ring village precinct; iii. Kippa-Ring station precinct; iv. Local services precinct; v. Health precinct; d. Township zone – Centre precinct.
Advertising devices visible or adjacent to a State-controlled road	
PO6 Advertising devices do not adversely impact on the safety and efficiency of the State-controlled road.	**E6** Advertising devices visible from a State-controlled road complies with Department of Transport and Main Road's Roadside Advertising Guide (RAG).
Township zone specific provisions	
PO7	**E7**

Where located in the Township zone, Advertising devices reinforce the low key, country town character by being: a. simple in shape and graphics; b. similar in scale to the adjacent approved development; c. integrated into the design and elevation of the building; d. not dominating building facades and streetscapes; e. traditional rather than modern styling.	The Advertising device is provided in accordance with Planning scheme policy – Advertising devices (section 4).
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO8 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.	**E8** 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.
PO9 Demolition and removal is only considered where:	No example provided.

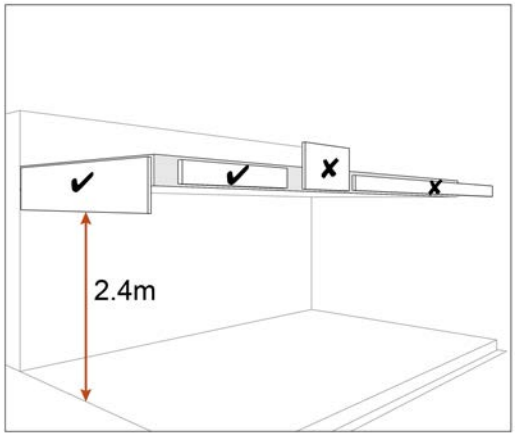
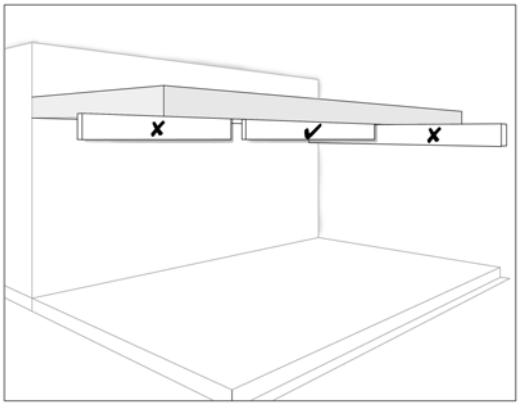
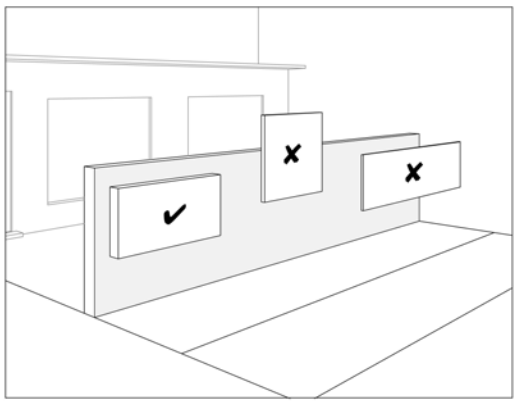
a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part 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.	
PO10 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.
PO11 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**E11** Development does: 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.
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.	
PO12 Development: 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	**E12** Development does not: a. involve earthworks exceeding 50m^3; 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.

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.	
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.	
PO13 Development: 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.
PO14 Development: 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. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**E14** No example provided.
PO15 Development does not: 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. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.

PO16 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.	**E16** 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.
PO17 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: 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. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.

Table 9.4.4.4

Column 1 **Advertising device type**	**Column 2** **Advertising device requirements**
Awning	An awning Advertising device: a. is not located above the awning; b. is limited to 1 under awning sign per tenancy; c. has a minimum clearance of 2.4m between the lowest point of the advertising device and the footpath/ finished ground level (Refer to Figure – Awning advertising device (a)); d. where attached to the awning fascia, has a maximum thickness of 100mm; e. does not extend beyond the awning edges shown on Figure - Awning advertising device (a) and Figure – Awning advertising device (b).

	Figure - Awning advertising device (a)  **Figure - Awning advertising device (b)** 
Fence	A fence Advertising device: a. has a maximum thickness of 100mm; b. does not extend beyond any edge of the fence to which it is attached (Refer to Figure – Fence advertising device). **Figure - Fence advertising device** 
Freestanding	A freestanding Advertising device: a. is limited to 1 per site entrance, with a maximum of 2 per frontage;

b. is setback a minimum 1m from the front boundary and 3m from the side and rear boundaries of the site;

c. does not exceed the maximum height for the zone in which it is located as specified below:

Zone / Local plan	Height in metres (m)

• Centre
• Community facilities
• Emerging community, General residential - if on a lot identified on Overlay map – Community activities and neighbourhood hubs
• Extractive industry
• Industry
• Recreation and open space
• Rural
• Rural residential – if on a lot identifies for Community activities and Neighbourhood hubs
• Caboolture West local plan – For all Interim uses
• Caboolture West local plan
  ◦ Enterprise and employment precinct – all sub-precincts
  ◦ Town centre precinct – all sub-precincts
  ◦ Urban living precinct – Local centre sub-precinct
  ◦ Urban living precinct – Light industry sub-precinct
  ◦ Urban living precinct – Next generation sub-precinct - if on a lot identified for Community activities and Neighbourhood hubs
• Redcliffe Kippa-Ring local plan
  ◦ Redcliffe seaside precinct
  ◦ Kippa-Ring village precinct
  ◦ Kippa-Ring station precinct
  ◦ Local services precinct
  ◦ Health precinct
  ◦ Interim residential precinct - if on a lot identified for Community activities and Neighbourhood hubs
  ◦ Open space and recreation precinct
  ◦ Sport and recreation precinct
• Woodfordia local plan
	6m
	
	Note - Height is to be measured from finished ground level.

• Emerging community, General residential - if not on a lot identified on Overlay map – Community activities and neighbourhood hubs	1.5m

	• Environmental conservation and management
	• Rural residential – if not on a lot identified for Community activities and Neighbourhood hubs
	• Township
	• Caboolture West local plan
	  ◦ Green network precinct
	  ◦ Rural living precinct
	  ◦ Urban living precinct – Next generation sub-precinct - if not identified for Community activities and Neighbourhood hubs
	• Redcliffe Kippa-Ring local plan
	  ◦ Interim residential precinct - if not on a lot identified for Community activities and Neighbourhood hubs
		Note - Height is to be measured from finished ground level.

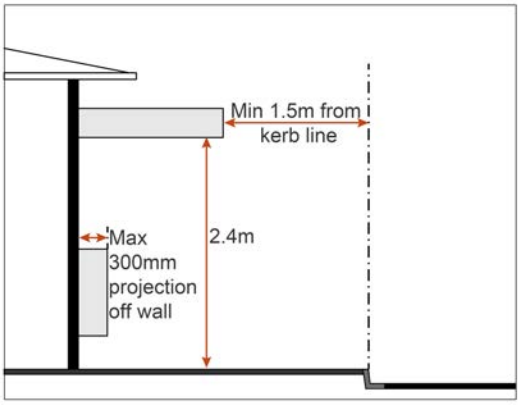
Projecting	A projecting Advertising device: a. if under 2.4m high clearance to any footpath, has a maximum projection of 300mm (Refer to Figure – Projecting advertising device (a)); b. if 2.4m or greater high clearance to any footpath, has a maximum projection setback a minimum of 1.5m from the kerb line (Refer to Figure – Projecting advertising device), except where located in the Township zone – Centre precinct, the maximum projection setback is a minimum 600mm from the kerb line (Refer to Figure – Township zone projecting advertising device). **Figure - Projecting advertising device (a)**  	

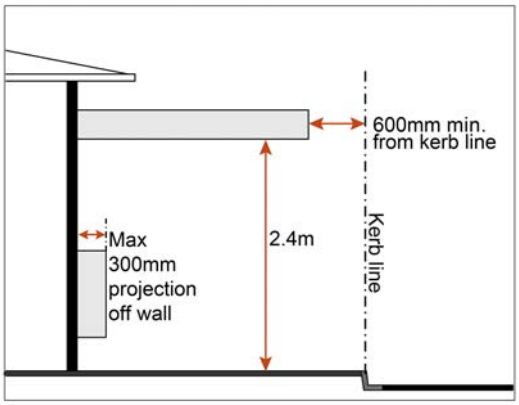
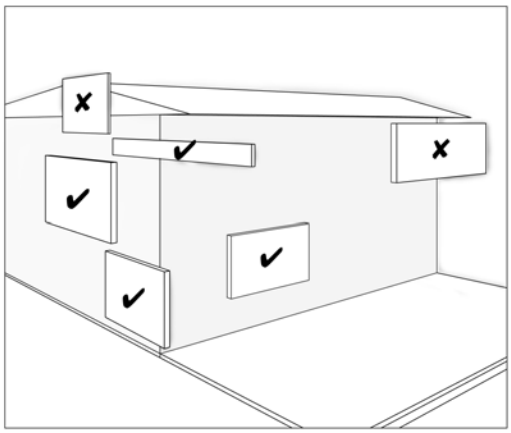
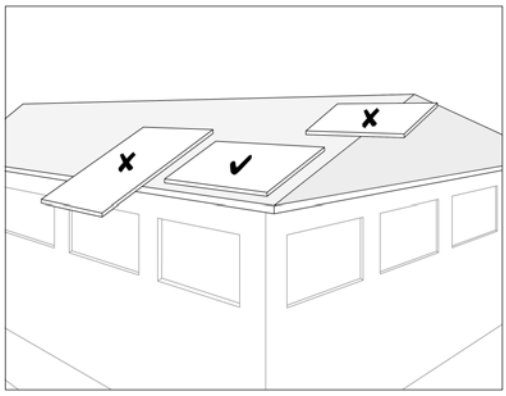
	Figure - Township zone projecting advertising device  c. does not extend beyond the edges of the wall/façade to which it is attached as shown on Figure - Projecting advertising device (b). **Figure - Projecting advertising device (b)** 
Roof	A roof Advertising device: a. is limited to 1 per site; b. does not protrude from the surface of the roof or parapet to which it is attached by more than 100mm; c. does not extend beyond any edge of the roof or parapet to which it is attached (Refer to Figure – Roof advertising device).

	Figure - Roof advertising device 
Wall/Facade	A wall/façade Advertising device: a. has a maximum thickness of 100mm; b. does not extend beyond the edges of the wall/façade shown on Figure – Wall/façade advertising device. **Figure - Wall/Facade advertising device**