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7.2.2 Woodfordia local plan code

7.2.2.1 Application - Woodfordia local plan code

This code applies to development in the Woodfordia local plan area shown within LPM-02 contained within Schedule 2 if that development is identified as:

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

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

7.2.2.2 Purpose - Woodfordia local plan

1. The purpose of the Woodfordia local plan code is to support the growth of Woodfordia⁽¹⁰¹⁾ to become a major events venue of region, state and national significance supporting cultural, social and economic development in Australia. Woodfordia⁽¹⁰¹⁾ makes a significant contribution to the regional economy and landscape, diversity of cultural experiences, social infrastructure and outdoor recreation opportunities. Woodfordia⁽¹⁰¹⁾ is a cultural parkland and gathering place for all scale of events dedicated to cultural advancement, arts, humanities and folklore.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Woodfordia⁽¹⁰¹⁾ is developed in accordance with the Precinct plan at Figure 7.2.2.1.
 - b. Buildings, event camping⁽⁹¹⁾, event parking⁽⁹⁵⁾ and event facilities⁽⁹⁴⁾ occur generally outside of the open space areas shown on Figure 7.2.2.2.
 - c. The scale and frequency of Woodfordia events⁽¹⁰²⁾ are within the capacity of on-site and surrounding infrastructure, including the road network.
 - d. Development respects its natural setting by:
 - i. protecting regional ecosystem-classified vegetation, generally maintaining the existing frameworks of non-classified vegetation focused on the major drainage lines and the steeper slopes and using that vegetation as the foundation for re-vegetation;
 - ii. ensuring the skyline formed by the vegetated foothills of the Blackall Range is not adversely affected;
 - iii. ensuring appropriate setbacks are provided to the adjoining Bellthorpe National Park;
 - iv. ensuring that development and associated activities including buildings and accessways are focused on disturbed areas of Woodfordia⁽¹⁰¹⁾;
 - v. ensuring that higher and more intense buildings are set in valleys or against slopes so as not to form significant skyline edges.
 - e. Development maintains the safety and security of people and property from risks associated with natural hazards, including flood, bushfire and landslide hazard.
 - f. Development and other activities are buffered from surrounding sensitive land uses and rural activities and conducted in a manner that does not adversely impact on the character or amenity of the surrounds.
 - g. Events conducted at Woodfordia⁽¹⁰¹⁾ seek to achieve the acoustic quality objectives sought by the Environmental Protection (Noise) Policy 2008 under the Environmental Protection Act 1994.

- h. Development minimises adverse impacts on the rural character, traffic and safety of the surrounding road network.
- i. The scale of development at Woodfordia⁽¹⁰¹⁾ does not undermine Woodford's role as the main commercial centre for the area.
- j. Events are conducted in a manner that ensures the safety, health, comfort and amenity of participants and the surrounding community.
- k. 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.
- l. Development in the Woodfordia local plan area includes one or more of the following:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Cropping⁽¹⁹⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ (where for the administration of Woodfordia⁽¹⁰¹⁾ or a Woodfordia event⁽¹⁰²⁾) 	<ul style="list-style-type: none"> • Shop⁽⁷⁵⁾ • Short-term accommodation⁽⁷⁷⁾
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<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Food and drink outlet⁽²⁸⁾ 	<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ (where for a Woodfordia event⁽¹⁰²⁾) • Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> • Tourist park⁽⁸⁴⁾ • Wholesale nursery⁽⁸⁹⁾
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m. Development in the Woodfordia local plan area does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Car wash⁽¹¹⁾ • Club⁽¹⁴⁾ • Detention facility⁽²⁰⁾ • Extractive industry⁽²⁷⁾ • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ 	<ul style="list-style-type: none"> • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ (where not involving the administration of Woodfordia⁽¹⁰¹⁾ or a Woodfordia event⁽¹⁰²⁾) • Outdoor sales⁽⁵⁴⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming Accommodation⁽⁶⁹⁾ • Service station⁽⁷⁴⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Transport depot⁽⁸⁵⁾ • Warehouse⁽⁸⁸⁾
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n. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the local plan.

7.2.2.3 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 7.2.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 7.2.2.1, it becomes assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO2
RAD3	PO2
RAD4	PO2
RAD5	PO2

RAD6	PO3
RAD7	PO4
RAD8	PO4
RAD9	PO4
RAD10	PO5
RAD11	PO5
RAD12	PO5
RAD13	PO6
RAD14	PO6
RAD15	PO6
RAD16	PO6
RAD17	PO8
RAD18	PO8
RAD19	PO8
RAD20	PO8
RAD21	PO8
RAD22	PO9
RAD23	PO10
RAD24	PO11
RAD25	PO12
RAD26	PO12
RAD27	PO13
RAD28	PO14
RAD29	PO14
RAD30	PO15
RAD31	PO15
RAD32	PO15
RAD33	PO16
RAD34	PO16
RAD35	PO17
RAD36	PO17
RAD37	PO17
RAD38	PO18
RAD39	PO19
RAD40	PO20
RAD41	PO21

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RAD42	PO22
RAD43	PO23
RAD44	PO23
RAD45	PO24
RAD46	PO25
RAD47	PO26
RAD48	PO27
RAD49	PO28
RAD50	PO30-PO38
RAD51	PO39
RAD52	PO40
RAD53	PO41
RAD54	PO42
RAD55	PO43-PO45, PO47
RAD56	PO43-PO45, PO47
RAD57	PO43-PO45, PO47
RAD58	PO46
RAD59	PO50
RAD60	PO51
RAD61	PO52
RAD62	PO53
RAD63	PO53

Part A—Requirements for accepted development - All precincts

Table 7.2.2.1 Requirements for accepted development - All precincts

Requirements for accepted development	
General requirements	
Woodfordia Event ⁽¹⁰²⁾	
RAD1	<p>The maximum number of Woodfordia Event⁽¹⁰²⁾ days held at Woodfordia⁽¹⁰¹⁾ during a calendar year does not exceed:</p> <ol style="list-style-type: none"> fourteen (14) event days⁽⁹²⁾ for grand events⁽⁹⁶⁾; eighteen (18) event days⁽⁹²⁾ for major events⁽⁹⁷⁾; twenty-four (24) event days⁽⁹²⁾ for moderate events⁽⁹⁹⁾. <p>Note - There is no maximum number of Woodfordia event⁽¹⁰²⁾ days for minor events⁽⁹⁸⁾ or smaller events held at Woodfordia⁽¹⁰¹⁾ per calendar year.</p>

RAD2	<p>Event entertainment⁽⁹³⁾:</p> <ol style="list-style-type: none"> occurs only in the Festival valley precinct or in a building designed to mitigate the impact of noise; does not impact on the amenity of surrounding sensitive land uses.
RAD3	<p>Event facilities⁽⁹⁴⁾:</p> <ol style="list-style-type: none"> occur only within the Festival valley precinct or Event facilities precinct; are adequately provided to meet the needs of event participants.
RAD4	<p>Event camping⁽⁹¹⁾ is screened from view from outside Woodfordia⁽¹⁰¹⁾ through the placement of temporary screening for the duration of the event.</p>
RAD5	<p>Event parking⁽⁹⁵⁾:</p> <ol style="list-style-type: none"> during a grand event⁽⁹⁶⁾ or a major event⁽⁹⁷⁾, occurs only within the Eastern, Event support or Festival valley precincts or within the Camping precinct (part of Lot 7 on RP840560 only); during a moderate event⁽⁹⁹⁾ or minor event⁽⁹⁸⁾, occurs only within the Event support or Festival valley precincts.
RAD6	<p>All persons not directly associated with the setting up or dismantling of a Woodfordia event⁽¹⁰²⁾ must:</p> <ol style="list-style-type: none"> not enter the site more than three (3) days prior to a grand event⁽⁹⁶⁾ or major event⁽⁹⁷⁾ commencing or one (1) day prior to a moderate event⁽⁹⁹⁾ or minor event⁽⁹⁸⁾ commencing; vacate the site within three (3) days of completion of a grand event⁽⁹⁶⁾ or major event⁽⁹⁷⁾ and one (1) day of completion of a moderate event⁽⁹⁹⁾ or minor event⁽⁹⁸⁾.
RAD7	<p>Woodfordia events⁽¹⁰²⁾ are conducted in accordance with an event management plan, submitted for approval by Council prior to the event.</p>
RAD8	<p>An event management plan is to:</p> <ol style="list-style-type: none"> be submitted to Council at least eight (8) weeks prior to the public promotion and ticket sales of a Woodfordia event⁽¹⁰²⁾; identify how the various aspects and potential adverse impacts of the Woodfordia event⁽¹⁰²⁾ will be managed; demonstrate how all necessary services and facilities will be provided, including potable water and solid waste and waste water management; address acoustic management and bushfire management where dedicated management plans have not been previously prepared and approved by the relevant authorities; address transport and access issues by a plan approved by Council, Department of Transport and Main Roads and Queensland Police Service, for a <ol style="list-style-type: none"> Minor event⁽⁹⁸⁾, a Traffic management plan Grand event⁽⁹⁶⁾, Major event⁽⁹⁷⁾ or Moderate event⁽⁹⁹⁾, a Transport and access management plan.

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	<p>f. address water quality management in accordance with the requirements of the Environmental Protection (Water) Policy 2009 – Stanley River environmental values and water quality objectives (July 2010);</p> <p>g. incorporate an emergency management plan, which outlines suitable communication and evacuation procedures, including traffic management, during an emergency on the site (including bushfire, flood and landslide);</p> <p>h. include provisions to avoid potential harm to koalas on the site during an event, including restricting domestic animals being brought to the site and restricting vehicle speeds at Woodfordia⁽¹⁰¹⁾ during a Woodfordia event⁽¹⁰²⁾;</p> <p>i. establish a priority contact phone number for local residents during Woodfordia events⁽¹⁰²⁾ to report security issues, noise complaints, traffic issues or other event-related issues;</p> <p>j. be consistent with the requirements of the Woodfordia local plan code and the relevant provisions of any past approvals;</p> <p>k. include new and improved practices that have been developed as a result of the experiences that have occurred in the conduct of Woodfordia events⁽¹⁰²⁾;</p> <p>l. be prepared in consultation with relevant authorities including the Queensland Police Service, Moreton Bay Regional Council and where necessary and the Queensland Fire and Rescue Service;</p> <p>m. in the case of a grand event⁽⁹⁶⁾ or major event⁽⁹⁷⁾, include provision for consultation with the neighbouring properties at least 30 days prior to the event;</p> <p>n. be implemented as approved including any variations or conditions imposed.</p>
RAD9	<p>Where an event management plan is applicable to more than one Woodfordia event⁽¹⁰²⁾, an opportunity for the review of the event management plan after each event is to be provided, having regard to the operation of and any complaints received during the previous Woodfordia event⁽¹⁰²⁾.</p> <p>Note - To remove any doubt, nothing in this requirement prevents the submission and Council approval of an event management plan that is applicable to more than one event.</p>
RAD10	<p>The controller of Woodfordia⁽¹⁰¹⁾ is to prepare, maintain and make publicly available, a three (3) year program of upcoming minor events⁽⁹⁸⁾, moderate events⁽⁹⁹⁾, major events⁽⁹⁷⁾ and grand events⁽⁹⁶⁾, to the best of the controller of the site's knowledge:</p> <p>a. days/dates of the operation of the Woodfordia event⁽¹⁰²⁾;</p> <p>b. the type/scale of the Woodfordia event⁽¹⁰²⁾;</p> <p>c. a brief description and schedule of the main activities for the Woodfordia event⁽¹⁰²⁾;</p> <p>d. the size of individual Woodfordia events⁽¹⁰²⁾ and estimated attendance;</p> <p>e. anticipated transport arrival and departure profile of individual Woodfordia events⁽¹⁰²⁾</p> <p>Note - To remove any doubt, nothing in this requirement prevents the preparation of a single document containing the program of upcoming events (RAD10) and the register of events held (RAD11).</p>
RAD11	<p>The controller of Woodfordia⁽¹⁰¹⁾ is to prepare and maintain a register of minor events⁽⁹⁸⁾, moderate events⁽⁹⁹⁾, major events⁽⁹⁷⁾ and grand events⁽⁹⁶⁾ held at Woodfordia⁽¹⁰¹⁾, available to Council and the Department of Transport and Main Roads on request and detailing:</p>

	<ul style="list-style-type: none"> a. the dates and hours of operation of individual events; b. a brief description of the activities that occurred during individual events; c. the size of individual events, and estimated actual attendance d. arrival and departure transport profile of the events ; e. the nature and quantity of complaints received by the event operator during the event; f. the details of any action taken by the Woodfordia event⁽¹⁰²⁾ operator in response to the complaint.
RAD12	<p>The controller of Woodfordia⁽¹⁰¹⁾ is to prepare a consultation management plan, available to Council on request and detailing:</p> <ul style="list-style-type: none"> a. the objectives of community consultation; b. the nature and forms of consultation that will be carried out; c. when consultation will be carried out; d. who is responsible for undertaking consultation.
RAD13	<p>Woodfordia events⁽¹⁰²⁾ are conducted in accordance with an acoustic management plan, prepared by a suitably qualified person and approved by Council prior to the public promotion and ticket sales of the event.</p>
RAD14	<p>Acoustic management plans prepared for a Woodfordia event⁽¹⁰²⁾ is to:</p> <ul style="list-style-type: none"> a. address all potential noise impacts in accordance with Planning scheme policy - Noise; b. identify how the potential impacts of noise from the Woodfordia event⁽¹⁰²⁾ will be managed to satisfy the requirements of the Environmental Protection (Noise) Policy 2008; c. identify any special arrangements that may need to be put in place to achieve compliance with the requirements of the Environmental Protection (Noise) Policy 2008; d. be submitted to Council and approved at least eight (8) weeks prior to the public promotion and ticket sales of the Woodfordia event⁽¹⁰²⁾; e. be implemented as approved, including any variations or conditions imposed; f. provide opportunities for feedback from the community. <p>Note - To remove any doubt, nothing in this requirement prevents the submission of an acoustic management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾.</p>
RAD15	<p>Where an acoustic management plan is applicable to more than one Woodfordia event⁽¹⁰²⁾, an opportunity for the review of the acoustic management plan after each Woodfordia event⁽¹⁰²⁾ is to be provided, having regard to the operation of the previous Woodfordia event⁽¹⁰²⁾ and receipt of any relevant complaints received during the previous Woodfordia event⁽¹⁰²⁾.</p>
RAD16	<p>Activities not associated with a Woodfordia event⁽¹⁰²⁾ achieve compliance with the requirements of the Environmental Protection (Noise) Policy 2008.</p>

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RAD17	<p>The controller of Woodfordia⁽¹⁰¹⁾ is to ensure Woodfordia events⁽¹⁰²⁾, greater than 350 people, are operated in accordance with a Traffic Management Plan or a Transport and access management plan approved by Council, the Department of Transport and Main Roads and the Queensland Police Service prior to the Woodfordia event⁽¹⁰²⁾.</p>
RAD18	<p>For every Woodfordia event⁽¹⁰²⁾ where no more than 350 persons are in attendance at any point in time:</p> <p>a. upgrading works have been undertaken to the intersection of Kilcoy – Beerwah Road and Woodrow Road to achieve the geometry, sightlines and construction standard generally in accordance with the concept plan shown in Figure 7.2.2.3 and event guide/directional signs complying with Figure 7.2.2.4 have been permanently installed along the southern and northern approaches to the intersection;</p> <p>OR</p> <p>b. traffic management is undertaken in the manner prescribed in an traffic management plan that has been prepared, submitted and subsequently approved.</p> <p>Note - To remove any doubt, nothing in this requirement prevents the submission of an traffic management plan that is applicable to more than one Woodfordia event. Such a traffic management plan must fully address the specific characteristics associated with each Woodfordia event and any approval of the plan will be subject to a condition that the entity having overall responsibility for its implementation must keep detailed records of traffic related complaints received during the course of the Woodfordia event.</p> <p>Note - The approved traffic management plan is to be implemented as varied or conditioned by the assessing authorities.</p> <p>Editor's note - Guidance on how to prepare Transport access and management plans and a Traffic management plans is provided in 'SC 6.22 Planning scheme policy - Woodfordia transport and access management'.</p>
RAD19	<p>A minor event⁽⁹⁸⁾ is operated in accordance with a traffic management plan prepared by a suitably qualified person and approved by Council, the Department of Transport and Main Roads and the Queensland Police Service prior to the Woodfordia event⁽¹⁰²⁾.</p> <p>Note - To remove any doubt, nothing in this requirement prevents the submission of a traffic management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾.</p> <p>Editor's note - Guidance on how to prepare Transport access and management plans and a Traffic management plans is provided in 'SC 6.22 Planning scheme policy - Woodfordia transport and access management'.</p>
RAD20	<p>For every Grand event⁽⁹⁶⁾, Major event⁽⁹⁷⁾ or Moderate event⁽⁹⁹⁾, traffic management is undertaken in the manner prescribed in a Transport and access management plan that has been prepared, submitted and subsequently approved in accordance with the following:</p> <p>a. the plan has been prepared by a person with suitable qualifications in traffic management and engineering;</p> <p>b. the plan has been prepared in consultation with Council, the Department of Transport and Main Roads and the Queensland Police Service;</p> <p>c. the plan addresses all matters contained in Planning scheme policy – Integrated Transport Assessment that are relevant to the context;</p> <p>d. the plan addresses all matters contained section 1.43.5 within volume 1 of the Traffic and Road Use Management Manual – Special Events Affecting Roads in Queensland (Department of Transport and Main Roads);</p>

	<p>e. the plan conforms with the Manual of Uniform Traffic Control Devices Part 3 Works on Roads (Department of Transport and Main Roads);</p> <p>f. the plan is submitted to the Department of Transport and Main Roads and the Queensland Police Service with sufficient lead time to allow a minimum of four (4) weeks for assessment, review and approval prior to lodgement with Council;</p> <p>g. the plan is submitted to Council a minimum of 8 weeks prior for Grand events⁽⁹⁶⁾ and Major events⁽⁹⁷⁾ and 4 weeks for Moderate events⁽⁹⁹⁾ prior to the Woodfordia event⁽¹⁰²⁾ to allow for assessment, review and approval, and includes evidence of approval by the Department of Transport and Main Roads and the Queensland Police Service;</p> <p>h. the plan provides priority access during Woodfordia events⁽¹⁰²⁾ to emergency vehicles and local residents accessing their properties;</p> <p>i. the plan incorporates emergency traffic management procedures that cater for the emergency exit of all patrons of the site in the event the intersection of Woodrow Road and Kilcoy-Beerwah Road is closed;</p> <p>j. the plan identifies where the location of parking for the particular Woodfordia event⁽¹⁰²⁾ is to be located and if there is more than one parking location, how the use of those parking areas will be managed;</p> <p>k. the plan identifies measures for maintaining safe pedestrian connectivity between the Eastern precinct and the balance of Woodfordia⁽¹⁰¹⁾.</p> <p>Note - To remove any doubt, nothing in this requirement prevents the submission of a Transport and access management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾. Such a Transport and access management plan must fully address the specific characteristics associated with each Woodfordia event⁽¹⁰²⁾ and any approval of the plan will be subject to a condition that the entity having overall responsibility for its implementation keeping detailed records of traffic related complaints received during the course of the Woodfordia event⁽¹⁰²⁾.</p> <p>Note - The approved Transport and access management plan is to be implemented as varied or conditioned by the assessing authorities.</p> <p>Editor's note - Guidance on how to prepare Transport access and management plans and a Traffic management plans is provided in 'SC 6.22 Planning scheme policy - Woodfordia transport and access management'.</p>
RAD21	<p>Where a Transport and access management plan or a Traffic management plan is applicable to more than one Woodfordia event⁽¹⁰²⁾, the plan is reviewed, revised as necessary and resubmitted for approval by Council and the Department of Transport and Main Roads between the Woodfordia events⁽¹⁰²⁾ covered by the plan. The controller of Woodfordia⁽¹⁰¹⁾ must ensure the revised plan and detailed records of all traffic related complaints are submitted 4 weeks prior to the next Woodfordia event⁽¹⁰²⁾. The revised plan must specifically address:</p> <p>a. observed adverse impacts on the operation of the transport network that can reasonably be attributed to previous Woodfordia events⁽¹⁰²⁾ covered by that management plan;</p> <p>b. any transport related complaints received during the previous Woodfordia events⁽¹⁰²⁾ covered by that management plan; and</p> <p>c. any other changes aimed at further reducing adverse impacts and minimising likely traffic induced complaints.</p> <p>Note - It is recommended that a lead time of at least 4 weeks be allowed between resubmission of the revised plan and any promotion of the next Woodfordia event⁽¹⁰²⁾.</p>

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Access and parking	
RAD22	Vehicle access to Woodfordia ⁽¹⁰¹⁾ is provided only through the access points shown in an approved Traffic management plan or a Transport and access management plan for the Woodfordia event ⁽¹⁰²⁾ .
RAD23	Car parking is provided wholly within Woodfordia ⁽¹⁰¹⁾ and in accordance with: <ol style="list-style-type: none"> a. an approved Traffic management plan or a Transport and access management plan for a Woodfordia event⁽¹⁰²⁾; OR b. Schedule 7 - Car parking.
RAD24	Car parking areas are screened from view from outside of Woodfordia ⁽¹⁰¹⁾ by vegetation.
All development	
RAD25	Buildings: <ol style="list-style-type: none"> a. are not located within Open space areas shown on Figure 7.2.2.2; b. are a maximum height of: <ol style="list-style-type: none"> i. 20 metres for single stage structure in the Festival valley precinct; ii. 15m in the Festival valley and Event support precinct; iii. 8.5m in all other precincts; c. service structures and mechanical plant are screened or designed as part of the building.
RAD26	Buildings: <ol style="list-style-type: none"> a. retain native vegetation on hillsides and ridgelines where possible; b. are not taller than the natural height of the ridgeline formed by the surrounding topography; c. are constructed in accordance with the requirements and recommendations outlined in any slope stability management plan prepared for Woodfordia⁽¹⁰¹⁾; d. are responsive to the natural topography of Woodfordia⁽¹⁰¹⁾, minimising cutting and filling on hillsides.
RAD27	Buildings and earthworks: <ol style="list-style-type: none"> a. are not located within the Open space areas; b. incorporate water sensitive design features to protect the downstream water quality of the Stanley River catchment.
RAD28	Woodfordia ⁽¹⁰¹⁾ is managed to protect and enhance the natural values present in the Open space area shown on Figure 7.2.2.2.
RAD29	Outside of the Open space area shown on Figure 7.2.2.2, Woodfordia ⁽¹⁰¹⁾ is managed to: <ol style="list-style-type: none"> a. retain vegetation along waterways; b. provide habitat connectivity between waterways; c. minimise land degradation and disturbance to dispersive soils;

	<ul style="list-style-type: none"> d. minimise the release of sediment and nutrient into waterways; e. retain ground cover and vegetation adjoining waterways; f. incorporate appropriate sediment control devices which maintain the quality of water discharged into waterways.
Short term accommodation⁽⁷⁷⁾ and caretaker's accommodation⁽¹⁰⁾	
RAD30	<p>Short-term accommodation⁽⁷⁷⁾:</p> <ul style="list-style-type: none"> a. is located outside of the Open space areas shown on Figure 7.2.2.2; b. is not located in the Camping precinct or Eastern precinct; c. does not exceed accommodation for 300 persons at Woodfordia⁽¹⁰¹⁾. <p>Note - For clarification, event camping⁽⁹¹⁾ forms part of an event and may occur in all precincts during and around event days⁽⁹²⁾. Short-term accommodation⁽⁷⁷⁾ is a separately defined use, not associated with an event and is restricted to the Event facilities precinct and Festival valley precinct.</p>
RAD31	Short-term accommodation ⁽⁷⁷⁾ units have a maximum gross floor area of 60m ² , exclusive of balconies, verandas and decks.
RAD32	<p>Caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. does not exceed a total of 5 dwellings; b. is not located in the Camping precinct; c. is provided with 1 car parking space per unit of accommodation.
RAD33	<p>Short-term accommodation⁽⁷⁷⁾ units are:</p> <ul style="list-style-type: none"> a. self-contained with respect to shower and toilet facilities; or b. located within reasonable proximity of an amenities building with shower and toilet facilities.
RAD34	<p>When self-contained, short-term accommodation⁽⁷⁷⁾ units are connected to:</p> <ul style="list-style-type: none"> a. a potable water supply; b. the on-site sewerage treatment plant.
Educational establishment⁽²⁴⁾	
RAD35	Training or instruction is provided only in the fields associated with the maintenance of Woodfordia ⁽¹⁰¹⁾ or conduct of events and remains subordinate to the primary use intended for Woodfordia ⁽¹⁰¹⁾ .
RAD36	1 car parking space per 10 students is provided.
RAD37	<p>On-site student accommodation:</p> <ul style="list-style-type: none"> a. comprises a maximum gross floor area of 1,000m²;

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	<p>b. Is self-contained with respect to shower and toilet facilities, or located adjacent to an amenities building with shower and toilet facilities;</p> <p>c. when self-contained, on-site student accommodation is connected to:</p> <ol style="list-style-type: none"> i. a potable water supply; ii. the on-site sewerage treatment plant.
Office⁽⁵³⁾	
RAD38	Offices ⁽⁵³⁾ at Woodfordia ⁽¹⁰¹⁾ are used for carrying out administrative functions associated with the management of Woodfordia ⁽¹⁰¹⁾ and events held at Woodfordia ⁽¹⁰¹⁾ .
Rural uses setbacks	
RAD39	<p>The following uses, associated buildings and structures are setback from the Woodfordia⁽¹⁰¹⁾ boundary as follows:</p> <ol style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (building only)- 10m b. Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m c. Cropping⁽¹⁹⁾ (building only) – 10m d. Permanent plantations⁽⁵⁹⁾ – 25m e. Short-term accommodation⁽⁷⁷⁾ - 40m f. Wholesale nursery⁽⁸⁹⁾ – 10m.
Permanent Plantation⁽⁵⁹⁾	
RAD40	Planting only comprises native species endemic to the area.
Development in the Eastern precinct	
RAD41	In the Eastern precinct, the combined maximum gross floor area of food and drink outlets ⁽²⁸⁾ , offices ⁽⁵³⁾ and shops ⁽⁷⁵⁾ does not exceed 500m ² .
RAD42	<p>Buildings in the Eastern precinct:</p> <ol style="list-style-type: none"> a. are a maximum height of 8.5m; b. are setback a minimum of 6.0m from Woodrow Road with dense screen planting provided in the setback.
RAD43	Vehicle access is only obtained from Woodrow Road.
RAD44	Car parking for uses in the Eastern precinct is wholly contained within the Eastern precinct.
RAD45	Buildings are supplied with an adequate potable water supply and connected to an on-site effluent disposal system of a suitable design capacity to meet the needs of the buildings being established in the precinct.
Clearing of habitat trees where not located in Woodfordia Open Space Areas identified within Figure 7.2.2.2	
RAD46	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:

	<ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree identified within the Woodfordia annual assessment of trees and reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width from the boundary fence where within the Woodfordia Local Plan area; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with maintaining existing open pastures, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
<p>Values and constraints requirements</p> <p>Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>	
<p>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)</p> <p>Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.</p>	
<p>RAD47</p>	<p>A bushfire management plan is prepared by a suitably qualified person in accordance with Planning scheme policy – Bushfire prone areas and approved by Council for the site. The management plan will include, but is not limited to, recommendations regarding fire breaks to and setbacks from adjoining vegetation, access for fire fighting appliances, water supply for fire fighting purposes, emergency evacuation procedures, landscaping treatments and construction of buildings. The plan is to be submitted to Council and the relevant fire authorities, including the Queensland Fire and Rescue Service for approval. Queensland Parks and Wildlife Service, as the agency responsible for the management of the adjacent Bellthorpe National Park are to be consulted in the preparation of this management plan.</p>
<p>RAD48</p>	<ul style="list-style-type: none"> a. A reticulated water supply is provided by a distributor retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures.

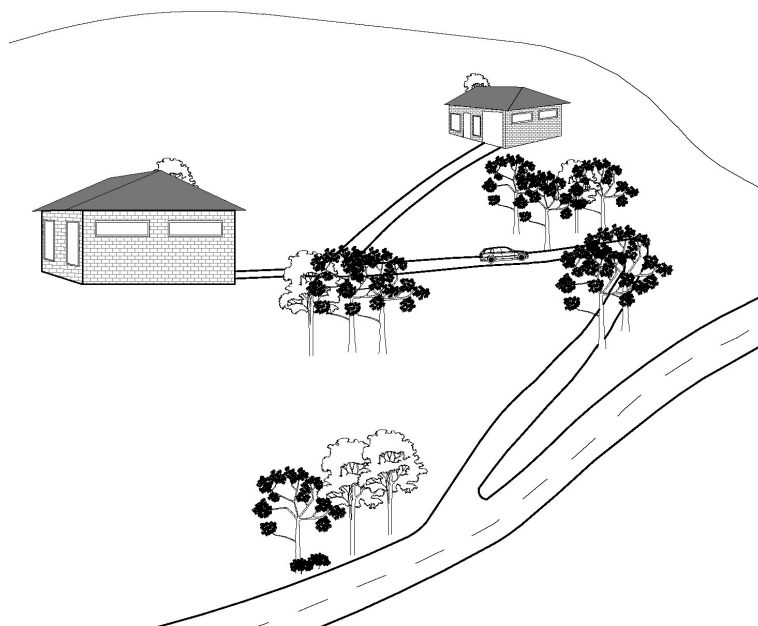
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	<p>b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided.</p> <p>c. Where a tank is the nominated on-site fire fighting water storage source, it includes:</p> <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD49	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Woodfordia Open Space Areas identified within Figure 7.2.2.2</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation identified within the annual assessment of trees and 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 from the boundary fence where within the Woodfordia Local Plan area; 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 practise where accepted development under Part 1, 1.7.7 Accepted development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this requirement primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions.</p> <p>Note - The native vegetation clearing provisions do not apply where a development footprint and development recognising and responding to this constraint has been identified and approved by Council as part of a reconfiguring a lot or development approval in this and previous planning schemes.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
RAD50	<p>No clearing of native vegetation is to occur on land identified within Figure 7.2.2.2 Woodfordia Open Space Areas.</p> <p>Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements.</p>

	<p>Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.</p>
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD51	<p>Development does not:</p> <ol style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD52	<p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD53	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD54	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD55	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.
RAD56	<p>Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>
RAD57	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD58	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.

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RAD59	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD60	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ol style="list-style-type: none"> located on a hill top or ridge line; and all parts of the building and structure are located below the hill top or ridge line. <div style="text-align: center; margin-top: 20px;"> <p>The diagrams illustrate two scenarios for building placement on a hill. The top diagram shows a 'Pole house on slope' situated below the 'hill top / ridge line'. It notes that 'Existing bushland' is retained and 'Existing vegetation' is also retained. A checkmark indicates this is an acceptable placement. The bottom diagram shows a 'Slab on ground with retaining walls' situated above the 'hill top / ridge line'. It notes that 'Existing vegetation' has been removed. An 'X' indicates this is an unacceptable placement.</p> </div>
RAD61	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ol style="list-style-type: none"> go across land contours and do not cut straight up slopes; follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.



RAD62 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	

RAD63 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%.

Part B—Criteria for assessable development

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Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 7.2.2.2, as well as the purpose statement and overall outcomes.

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

Table 7.2.2.2 Assessable development - All precincts

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Events	
<p>PO1</p> <p>The frequency of Woodfordia events⁽¹⁰²⁾ held at Woodfordia⁽¹⁰¹⁾ each year is consistent with site capacity and surrounding infrastructure and does not adversely impact on the amenity of surrounding properties.</p>	<p>E1</p> <p>The maximum number of event days⁽⁹²⁾ held at Woodfordia⁽¹⁰¹⁾ during a calendar year does not exceed:</p> <ol style="list-style-type: none"> 1. fourteen (14) event days⁽⁹²⁾ for grand events⁽⁹⁶⁾; 2. eighteen (18) event days⁽⁹²⁾ for major events⁽⁹⁷⁾; 3. twenty-four (24) event days⁽⁹²⁾ for moderate events⁽⁹⁹⁾. <p>Note - There is no maximum number of event days⁽⁹²⁾ for minor events⁽⁹⁸⁾ or smaller Woodfordia events⁽¹⁰²⁾ held at Woodfordia⁽¹⁰¹⁾ per calendar year.</p>
<p>PO2</p> <p>During an Woodfordia event⁽¹⁰²⁾, entertainment, facilities, parking and camping:</p> <ol style="list-style-type: none"> a. are restricted to appropriate areas of Woodfordia⁽¹⁰¹⁾ to maintain the amenity of surrounding residents; b. are adequate to meet the needs of Woodfordia event⁽¹⁰²⁾ participants and meet all relevant regulations and standards; c. are designed and located so as to minimise impacts on rural character; d. provide for safe internal traffic circulation and access to the external road network. 	<p>E2.1</p> <p>Event entertainment:</p> <ol style="list-style-type: none"> a. occurs only in the Festival valley precinct or in a building designed to mitigate the impact of noise; and b. does not impact on the amenity of surrounding sensitive land uses. <p>E2.2</p> <p>Event facilities⁽⁹⁴⁾:</p> <ol style="list-style-type: none"> a. occur only within the Festival valley precinct or Event facilities precinct; and b. are adequately provided to meet the needs of Woodfordia event⁽¹⁰²⁾ participants. <p>E2.3</p> <p>Event camping⁽⁹¹⁾ is screened from view from outside Woodfordia⁽¹⁰¹⁾ through the placement of temporary screening for the duration of the Woodfordia event⁽¹⁰²⁾.</p>

	<p>E2.4</p> <p>Event parking⁽⁹⁵⁾:</p> <ol style="list-style-type: none"> a. during a grand event⁽⁹⁶⁾ or a major event⁽⁹⁷⁾, occurs only within the Eastern, Event support or Festival valley precincts or within the Camping precinct (part of Lot 7 on RP840560 only); b. during a moderate event⁽⁹⁹⁾ or minor event⁽⁹⁸⁾, occurs only within the Event facilities or Festival valley precincts.
<p>PO3</p> <p>Site preparation activities ancillary to and necessarily associated with Woodfordia events⁽¹⁰²⁾ occur for a reasonable period of time before and after events.</p>	<p>E3</p> <p>All persons not directly associated with the setting up or dismantling of a Woodfordia event⁽¹⁰²⁾ must:</p> <ol style="list-style-type: none"> a. not enter the site more than three (3) days prior to a grand event⁽⁹⁶⁾ or major event⁽⁹⁷⁾ commencing or one (1) day prior to a moderate event⁽⁹⁹⁾ or minor event⁽⁹⁸⁾ commencing; b. vacate the site within three (3) days of completion of a grand event⁽⁹⁶⁾ or major event⁽⁹⁷⁾ and one (1) day of completion of a moderate event⁽⁹⁹⁾ or minor event⁽⁹⁸⁾.
<p>PO4</p> <p>Woodfordia events⁽¹⁰²⁾ are operated so as to ensure the safety and comfort of participants and the minimisation of adverse impacts on environmental values and the wider community at all times.</p>	<p>E4.1</p> <p>Woodfordia events⁽¹⁰²⁾ are conducted in accordance with an event management plan, submitted for approval by Council prior to the public promotion and ticket sales of the Woodfordia event⁽¹⁰²⁾.</p> <p>E4.2</p> <p>An event management plan is to:</p> <ol style="list-style-type: none"> a. be submitted to Council at least eight (8) weeks prior to the public promotion and ticket sales of the Woodfordia event⁽¹⁰²⁾; b. identify how the various aspects and potential adverse impacts of the Woodfordia event⁽¹⁰²⁾ will be managed; c. demonstrate how all necessary services and facilities will be provided, including potable water and solid waste and waste water management; d. address acoustic management and bushfire management where dedicated management plans have not been previously prepared and approved by the relevant authorities; e. address transport and access issues by a plan approved by Council, Department of Transport and Main Roads and Queensland Police Service, for a

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	<ul style="list-style-type: none">i. Minor event⁽⁹⁸⁾, a traffic management planii. Grand event⁽⁹⁶⁾, Major event⁽⁹⁷⁾ or Moderate event⁽⁹⁹⁾, a Transport and access management plan; <p>f. address water quality management in accordance with the requirements of the Environmental Protection (Water) Policy 2009 – Stanley River environmental values and water quality objectives (July 2010);</p> <p>g. incorporate an emergency management plan, which outlines suitable communication and evacuation procedures, including traffic management, during an emergency on the site (including bushfire, flood and landslide);</p> <p>h. include provisions to avoid potential harm to koalas on the site during a Woodfordia event⁽¹⁰²⁾, including restricting domestic animals being brought to the site and restricting vehicle speeds at Woodfordia⁽¹⁰¹⁾ during a Woodfordia event⁽¹⁰²⁾;</p> <p>i. establish a priority contact phone number for local residents during events to report security issues, noise complaints, traffic issues or other event-related issues;</p> <p>j. be consistent with the requirements of the Woodfordia local plan code and the relevant provisions of any past approvals;</p> <p>k. include new and improved practices that have been developed as a result of the experiences that have occurred in the conduct of Woodfordia events⁽¹⁰²⁾;</p> <p>l. be prepared in consultation with relevant authorities including the Queensland Police Service, Moreton Bay Regional Council and where necessary and the Queensland Fire and Rescue Service;</p> <p>m. in the case of a grand event⁽⁹⁶⁾ or major event⁽⁹⁷⁾, include provision for consultation with the neighbouring properties at least 30 days prior to the Woodfordia event⁽¹⁰²⁾;</p> <p>n. be implemented as approved including any variations or conditions imposed.</p> <p>E4.3</p> <p>Where an event management plan is applicable to more than one Woodfordia event⁽¹⁰²⁾, an opportunity for the review of the event management plan after each Woodfordia event⁽¹⁰²⁾ is to be provided, having regard to the operation of and any complaints received during the previous Woodfordia event⁽¹⁰²⁾.</p>
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	<p>Note - To remove any doubt, nothing in this requirement prevents the submission and Council approval of an event management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾.</p>
<p>PO5</p> <p>Surrounding property owners and the wider community are provided with adequate notice and information about Woodfordia events⁽¹⁰²⁾ planned to be held and the likely impacts arising from the Woodfordia events⁽¹⁰²⁾. Adequate processes for feedback and complaints are established, which allow for the continual improvement of Woodfordia event⁽¹⁰²⁾ management.</p>	<p>E5.1</p> <p>The controller of Woodfordia⁽¹⁰¹⁾ is to prepare, maintain and make publicly available, a three (3) year program of upcoming minor events⁽⁹⁸⁾, moderate events⁽⁹⁹⁾, major events⁽⁹⁷⁾ and grand events⁽⁹⁶⁾, to the best of the controller of the site's knowledge:</p> <ol style="list-style-type: none"> a. days/dates of the operation of the Woodfordia event⁽¹⁰²⁾; b. the type/scale of the Woodfordia event⁽¹⁰²⁾; c. a brief description and schedule of the main activities for the Woodfordia event⁽¹⁰²⁾; d. the size of individual Woodfordia events⁽¹⁰²⁾ and estimated attendance; e. anticipated transport arrival and departure profile of individual Woodfordia events⁽¹⁰²⁾. <p>Note - To remove any doubt, nothing in this requirement prevents the preparation of a single document containing the program of upcoming Woodfordia events⁽¹⁰²⁾ (E5.1) and the register of events held (E5.2).</p> <p>E5.2</p> <p>The controller of Woodfordia⁽¹⁰¹⁾ is to prepare and maintain a register of minor events⁽⁹⁸⁾, moderate events⁽⁹⁹⁾, major events⁽⁹⁷⁾ and grand events⁽⁹⁶⁾ held at Woodfordia⁽¹⁰¹⁾, available to Council and the Department of Transport and Main Roads on request and detailing:</p> <ol style="list-style-type: none"> a. the dates and hours of operation of individual Woodfordia events⁽¹⁰²⁾; b. a brief description of the activities that occurred during individual Woodfordia events⁽¹⁰²⁾; c. the size of individual Woodfordia events⁽¹⁰²⁾, and estimated actual attendance d. arrival and departure transport profile of the Woodfordia events⁽¹⁰²⁾; e. the nature and quantity of complaints received by the Woodfordia event operator during the Woodfordia event⁽¹⁰²⁾; f. the details of any action taken by the Woodfordia event operator in response to the complaint.

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	<p>E5.3</p> <p>The controller of Woodfordia⁽¹⁰¹⁾ is to prepare a consultation management plan, available to Council on request and detailing:</p> <ol style="list-style-type: none"> a. the objectives of community consultation; b. the nature and forms of consultation that will be carried out; c. when consultation will be carried out; d. who is responsible for undertaking consultation.
<p>PO6</p> <p>Noise associated with a Woodfordia event⁽¹⁰²⁾ or event preparation activities ancillary to and necessarily associated with an Woodfordia event⁽¹⁰²⁾ does not cause environmental harm or nuisance to surrounding sensitive land uses.</p>	<p>E6.1</p> <p>Woodfordia events⁽¹⁰²⁾ are conducted in accordance with an acoustic management plan, prepared by a suitably qualified person and approved by Council prior to the public promotion and ticket sales of the Woodfordia event⁽¹⁰²⁾.</p>
	<p>E6.2</p> <p>Acoustic management plans prepared for Woodfordia events⁽¹⁰²⁾ are to:</p> <ol style="list-style-type: none"> a. address all potential noise impacts in accordance with 'SC 6.16 Planning scheme policy - Noise'; b. identify how the potential impacts of noise from the event will be managed to satisfy the requirements of the Environmental Protection (Noise) Policy 2008; c. identify any special arrangements that may need to be put in place to achieve compliance with the requirements of the Environmental Protection (Noise) Policy 2008; d. be submitted to Council and approved at least eight (8) weeks prior to the public promotion and ticket sales of the Woodfordia event⁽¹⁰²⁾; e. be implemented as approved, including any variations or conditions imposed; f. provide opportunities for feedback from the community. <p>Note - To remove any doubt, nothing in this requirement prevents the submission of an acoustic management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾.</p>
	<p>E6.3</p>

	<p>Where an acoustic management plan is applicable to more than one Woodfordia event⁽¹⁰²⁾, an opportunity for the review of the acoustic management plan after each Woodfordia event⁽¹⁰²⁾ is to be provided, having regard to the operation of the previous Woodfordia event⁽¹⁰²⁾ and receipt of any relevant complaints received during the previous Woodfordia event⁽¹⁰²⁾.</p>
<p>PO7</p> <p>Woodfordia events⁽¹⁰²⁾:</p> <p>a. minimise the people on a site exposed to bushfire risk;</p> <p>b. ensures the protection of life during the passage of a fire front;</p> <p>are located and designed to increase the chance of survival of buildings, structures and people during a bushfire;</p>	<p>E6.4</p> <p>Activities not associated with a Woodfordia event⁽¹⁰²⁾ achieve compliance with the requirements of the Environmental Protection (Noise) Policy 2008.</p> <p>E7.1</p> <p>Woodfordia events⁽¹⁰²⁾ are conducted in accordance with a Bushfire management plan, prepared by a suitably qualified person in accordance with Planning scheme policy – Bushfire prone areas and approved by Council prior to the Woodfordia event⁽¹⁰²⁾.</p> <p>Note - To remove any doubt, nothing in this requirement prevents the submission of a bushfire management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾.</p> <p>E7.2</p> <p>Where a bushfire management plan is applicable to more than one Woodfordia event⁽¹⁰²⁾, an opportunity for the review of the bushfire management plan after each Woodfordia event⁽¹⁰²⁾ is to be provided, having regard to the operation of the previous Woodfordia event⁽¹⁰²⁾ and any relevant complaints received during the previous Woodfordia event⁽¹⁰²⁾.</p>
<p>PO8</p> <p>Woodfordia events⁽¹⁰²⁾ minimise adverse impacts on the safe and efficient operation of the external road network.</p>	<p>E8.1</p> <p>The controller of Woodfordia⁽¹⁰¹⁾ is to ensure Woodfordia events⁽¹⁰²⁾, greater than 350 people, are operated in accordance with a Traffic management plan or a Transport and access management plan approved by Council, the Department of Transport and Main Roads and the Queensland Police Service prior to the Woodfordia event⁽¹⁰²⁾.</p> <p>E8.2</p> <p>For every Woodfordia event⁽¹⁰²⁾ where no more than 350 persons are in attendance at any point in time:</p> <p>a. upgrading works have been undertaken to the intersection of Kilcoy – Beerwah Road and Woodrow Road to achieve the geometry, sightlines and construction generally in accordance with the standard shown in Figure 7.2.2.3 and event guide/directional signs complying with Figure</p>

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	<p>7.2.2.4 have been permanently installed along the southern and northern approaches to the intersection;</p> <p>OR</p> <p>b. traffic management is undertaken in the manner prescribed in a traffic management plan that has been prepared, submitted and subsequently approved.</p> <p>Note - To remove any doubt, nothing in this requirement prevents the submission of a traffic management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾. Such a traffic management plan must fully address the specific characteristics associated with each Woodfordia event⁽¹⁰²⁾ and any approval of the plan will be subject to a condition that the entity having overall responsibility for its implementation must keep detailed records of traffic related complaints received during the course of the Woodfordia event⁽¹⁰²⁾.</p> <p>Note - The approved traffic management plan is to be implemented as varied or conditioned in response to complaints by the assessing authorities.</p> <p>Editor's note - Guidance on how to prepare Transport access and management plans and a Traffic management plans is provided in 'SC 6.22 Planning scheme policy - Woodfordia transport and access management'</p>
	<p>E8.3</p> <p>A minor event⁽⁹⁸⁾ is operated in accordance with a traffic management plan prepared by a suitably qualified person and approved by Council, the Department of Transport and Main Roads and the Queensland Police Service prior to the Woodfordia event⁽¹⁰²⁾.</p> <p>Note - To remove any doubt, nothing in this requirement prevents the submission of a traffic management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾.</p> <p>Editor's note - Guidance on how to prepare Transport access and management plans and a Traffic management plans is provided in 'SC 6.22 Planning scheme policy - Woodfordia transport and access management'.</p>
	<p>E8.4</p> <p>For every Grand event⁽⁹⁶⁾, Major event⁽⁹⁷⁾ or Moderate event⁽⁹⁹⁾, traffic management is undertaken in the manner prescribed in a transport and access management plan that has been prepared, submitted and subsequently approved in accordance with the following:</p> <p>a. the plan has been prepared by a person with suitable qualifications in traffic management and engineering;</p>

	<ul style="list-style-type: none"> b. the plan has been prepared in consultation with Council, the Department of Transport and Main Roads and the Queensland Police Service; c. the plan addresses all matters contained in Planning scheme policy – Integrated transport assessment that are relevant to the context; d. the plan addresses all matters contained in section 1.43.5 within volume 1 of the Traffic and Road Use Management Manual – Special Events Affecting Roads in Queensland (Department of Transport and Main Roads); e. the plan conforms with the Manual of Uniform Traffic Control Devices Part 3 Works on Roads (Department of Transport and Main Roads); f. the plan is submitted to the Department of Transport and Main Roads and the Queensland Police Service with sufficient lead time to allow a minimum of four (4) weeks for assessment, review and approval prior to lodgement with Council; g. the plan is submitted to Council a minimum of 8 weeks prior to Grand events and Major events and 4 weeks prior for Moderate events to allow for assessment, review and approval, and includes evidence of approval by the Department of Transport and Main Roads and the Queensland Police Service; h. the plan provides priority access during Woodfordia events⁽¹⁰²⁾ to emergency vehicles and local residents accessing their properties; i. the plan incorporates emergency traffic management procedures that cater for the emergency exit of all patrons of the site in the event the intersection of Woodrow Road and Kilcoy-Beerwah Road is closed; j. the plan identifies where the location of parking for the particular Woodfordia event⁽¹⁰²⁾ is to be located and if there is more than one parking location, how the use of those parking areas will be managed; k. the plan identifies measures for maintaining safe pedestrian connectivity between the Eastern precinct and the balance of Woodfordia⁽¹⁰¹⁾. <p>Note - To remove any doubt, nothing in this requirement prevents the submission of a transport and access management plan that is applicable to more than one Woodfordia event⁽¹⁰²⁾. Such a transport and access management plan must fully address the specific characteristics associated with each Woodfordia event⁽¹⁰²⁾ and any approval of the plan will be subject to a condition that the entity having overall responsibility for its implementation keeping detailed records of traffic related complaints received during the course of the Woodfordia event⁽¹⁰²⁾.</p>
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	<p>Note - The approved transport and access management plan is to be implemented as varied or conditioned by the assessing authorities.</p> <p>Editor's note - Guidance on how to prepare Transport access and management plans and a Traffic management plans is provided in 'SC 6.22 Planning scheme policy - Woodfordia transport and access management'.</p>
	<p>E8.5</p> <p>Where a transport and access management plan or a traffic management plan is applicable to more than one Woodfordia event⁽¹⁰²⁾, the plan is reviewed, revised as necessary and resubmitted for approval by Council and the Department of Transport and Main Roads between the events covered by the plan. The controller of Woodfordia⁽¹⁰¹⁾ must ensure the revised plan and detailed records of all traffic related complaints are submitted 4 weeks prior to the next Woodfordia event⁽¹⁰²⁾. The revised plan must specifically address:</p> <ol style="list-style-type: none"> a. observed adverse impacts on the operation of the transport network that can reasonably be attributed to previous Woodfordia events⁽¹⁰²⁾ covered by that management plan; b. any transport related complaints received during the previous Woodfordia events⁽¹⁰²⁾ covered by that management plan; and c. any other changes aimed at further reducing adverse impacts and minimising likely traffic induced complaints. <p>Note - It is recommended that a lead time of at least 4 weeks be allowed between resubmission of the revised plan and any promotion of the next Woodfordia event⁽¹⁰²⁾.</p>
Access and parking	
<p>PO9</p> <p>Vehicle access points to Woodfordia⁽¹⁰¹⁾ minimise queuing on, and ensure the safe and efficient operation of the external road network.</p>	<p>E9</p> <p>Vehicle access to Woodfordia⁽¹⁰¹⁾ is provided only through the access points shown in an approved traffic management plan or a transport and access management plan for the Woodfordia event⁽¹⁰²⁾.</p>
<p>PO10</p> <p>Adequate parking areas are provided to accommodate all employees, volunteers and participants' vehicles within Woodfordia⁽¹⁰¹⁾.</p>	<p>E10</p> <p>Car parking is provided wholly within Woodfordia⁽¹⁰¹⁾ and in accordance with:</p>

	<ul style="list-style-type: none"> a. an approved traffic management plan or a transport and access management plan for the Woodfordia event⁽¹⁰²⁾; OR b. SC 7 'Car parking'.
<p>PO11</p> <p>Parking areas do not detract from the scenic values of the area and are constructed to a sufficient standard to enable access during inclement weather and emergencies.</p>	<p>E11</p> <p>Car parking areas are screened from view from outside of Woodfordia⁽¹⁰¹⁾ by vegetation.</p>
All development requirements	
<p>PO12</p> <p>Development respects and maintains the cultural, environmental and scenic values of the area. Development in elevated locations:</p> <ul style="list-style-type: none"> a. retains important skyline elements and significant views into and out of Woodfordia⁽¹⁰¹⁾; b. Is responsive to the natural topography of Woodfordia⁽¹⁰¹⁾ and minimises cutting and filling on hillsides. 	<p>E12.1</p> <p>Buildings:</p> <ul style="list-style-type: none"> a. are not located within Open space areas shown on Figure 7.2.2.2; b. are a maximum height of: <ul style="list-style-type: none"> i. 20 metres for single stage structure in the Festival valley precinct; ii. 15m in the Festival valley and Event support precinct; iii. 8.5m in all other precincts; c. service structures and mechanical plant are screened or designed as part of the building.
	<p>E12.2</p> <p>Buildings:</p> <ul style="list-style-type: none"> a. retain native vegetation on hillsides and ridgelines where possible; b. are not taller than the natural height of the ridgeline formed by the surrounding topography; c. are constructed in accordance with the requirements and recommendations outlined in any slope stability management plan prepared for Woodfordia⁽¹⁰¹⁾; d. are responsive to the natural topography of Woodfordia⁽¹⁰¹⁾, minimising cutting and filling on hillsides.
<p>PO13</p>	<p>E13</p> <p>Buildings and earthworks:</p>

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<p>Development has no adverse impacts on the environmental values of Woodfordia⁽¹⁰¹⁾ or the adjoining Bellthorpe National Park.</p>	<ul style="list-style-type: none"> a. are not located within the Open space areas; b. Incorporate water sensitive design features to protect the downstream water quality of the Stanley River catchment.
<p>PO14</p> <p>Development protects and enhances waterway corridors and resources, their hydrologic, waterway quality and ecological functions.</p>	<p>E14.1</p> <p>Woodfordia⁽¹⁰¹⁾ is managed to protect and enhance the natural values present in the Open space area shown on Figure 7.2.2.2.</p>
	<p>E14.2</p> <p>Outside of the Open space area shown on Figure 7.2.2.2, Woodfordia⁽¹⁰¹⁾ is managed to:</p> <ul style="list-style-type: none"> a. retain vegetation along waterways; b. provide habitat connectivity between waterways; c. minimise land degradation and disturbance to dispersive soils; d. minimise the release of sediment and nutrient into waterways; e. retain ground cover and vegetation adjoining waterways; f. incorporate appropriate sediment control devices which maintain the quality of water discharged into waterways.
<p>Short term accommodation⁽⁷⁷⁾ and Caretaker's accommodation⁽¹⁰⁾</p>	
<p>PO15</p> <p>The scale and location of short-term accommodation⁽⁷⁷⁾ and caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. is consistent with the rural character of the area; b. minimises impacts on visual amenity; c. minimises impacts on adjoining property owners; d. avoids areas of open space or environmental value. 	<p>E15.1</p> <p>Short-term accommodation⁽⁷⁷⁾:</p> <ul style="list-style-type: none"> a. is located outside of the Open space areas shown on Figure 7.2.2.2; b. is not located in the Camping precinct or Eastern precinct; c. does not exceed accommodation for 300 persons at Woodfordia⁽¹⁰¹⁾. <p>Note - For clarification, event camping⁽⁹¹⁾ forms part of an event and may occur in all precincts during and around event days⁽⁹²⁾. Short-term accommodation⁽⁷⁷⁾ is a separately defined use, not associated with an event and is restricted to the Event facilities and Festival valley precinct.</p>
	<p>E15.2</p>

	Short-term accommodation ⁽⁷⁷⁾ units have a maximum gross floor area of 60m ² , exclusive of balconies, verandas and decks.
<p>PO16</p> <p>Adequate services and facilities, including but not limited to shower and toilet facilities are provided for all short-term accommodation⁽⁷⁷⁾.</p>	<p>E15.3</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> does not exceed a total of 5 dwellings; is not located in the Camping precinct; is provided with 1 car parking space per unit of accommodation. <p>E16.1</p> <p>Short-term accommodation⁽⁷⁷⁾ units are:</p> <ol style="list-style-type: none"> self-contained with respect to shower and toilet facilities; or located within reasonable proximity of an amenities building with shower and toilet facilities. <p>E16.2</p> <p>When self-contained, short-term accommodation⁽⁷⁷⁾ units are connected to:</p> <ol style="list-style-type: none"> a potable water supply; the on-site sewerage treatment plant.
Educational establishment⁽²⁴⁾	
<p>PO17</p> <p>The educational establishment⁽²⁴⁾ is subordinate to and directly associated with the primary use of Woodfordia⁽¹⁰¹⁾ as an events venue, is consistent with the rural character of the locality and provided with adequate services and facilities.</p>	<p>E17.1</p> <p>Training or instruction is provided only in the fields associated with the maintenance of Woodfordia⁽¹⁰¹⁾ or conduct of events and remains subordinate to the primary use intended for Woodfordia⁽¹⁰¹⁾.</p> <p>E17.2</p> <p>1 car parking space per 10 students is provided.</p> <p>E17.3</p> <p>On-site student accommodation:</p> <ol style="list-style-type: none"> comprises a maximum gross floor area of 1,000m²;

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	<ul style="list-style-type: none"> b. is self-contained with respect to shower and toilet facilities, or located adjacent to an amenities building with shower and toilet facilities; c. when self-contained, on-site student accommodation is connected to: <ul style="list-style-type: none"> i. a potable water supply; ii. the on-site sewerage treatment plant.
Office⁽⁵³⁾	
<p>PO18</p> <p>Offices⁽⁵³⁾ at Woodfordia⁽¹⁰¹⁾ are used for carrying out administrative functions associated with the management of Woodfordia⁽¹⁰¹⁾ and events held at Woodfordia⁽¹⁰¹⁾.</p>	No example provided.
Rural use setbacks	
<p>PO19</p> <p>Development ensures:</p> <ul style="list-style-type: none"> a. sufficient separation from existing sensitive land uses to avoid adverse impacts from chemical spray, fumes, odour and dust; b. environmental nuisance or annoyance resulting from-but not limited to-noise, storage of materials and waste does not adversely impact on sensitive land uses; and c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the rural environment. 	<p>E19</p> <p>The following uses, associated buildings and structures are setback from the Woodfordia⁽¹⁰¹⁾ boundary as follows:</p> <ul style="list-style-type: none"> a. Cropping⁽¹⁹⁾ (building only) – 10m b. Permanent plantations⁽⁵⁹⁾ – 25m c. Short-term accommodation⁽⁷⁷⁾ - 40m d. Wholesale nursery⁽⁸⁹⁾ – 10m.
Permanent plantation⁽⁵⁹⁾	
<p>PO20</p> <p>Planting for permanent plantation⁽⁵⁹⁾ purposes:</p> <ul style="list-style-type: none"> a. only comprises native species endemic to the area; b. is sufficiently set back from property boundaries to avoid adverse impacts on adjoining properties such as shading, fire risk, health and safety. 	No example provided.
Development in the Eastern precinct	
<p>PO21</p> <p>The scale of commercial and retail development within the Eastern precinct does not compete with Woodford township, as the primary local centre and service provider in the area.</p>	<p>E21</p> <p>In the Eastern precinct, the combined maximum gross floor area of food and drink outlets⁽²⁸⁾, administrative offices⁽⁵³⁾ and shops⁽⁷⁵⁾ does not exceed 500m².</p>

<p>PO22</p> <p>The scale and design of development in the Eastern precinct:</p> <ul style="list-style-type: none"> a. is in keeping with the rural character of the surrounding area; b. does not have any adverse impacts on nearby sensitive land uses. 	<p>E22</p> <p>Buildings in the Eastern precinct:</p> <ul style="list-style-type: none"> a. are a maximum height of 8.5m; b. are setback a minimum of 6.0m from Woodrow Road with dense screen planting provided in the setback.
<p>PO23</p> <p>Development in the Eastern precinct does not adversely affect the safe and efficient movement of traffic on Kilcoy-Beerwah Road.</p>	<p>E23.1</p> <p>Vehicle access is only obtained from Woodrow Road.</p>
	<p>E23.2</p> <p>Car parking is wholly contained within the Eastern precinct.</p>
<p>PO24</p> <p>Buildings in the Eastern precinct is connected to a suitable potable water supply and effluent disposal system. Effluent disposal avoids any adverse impacts on the water quality of waterways.</p>	<p>E24</p> <p>Buildings are supplied with an adequate potable water supply and connected to an on-site effluent disposal system of a suitable design capacity to meet the needs of the buildings being established in the precinct.</p>
<p>Clearing of habitat trees where not located within Woodfordia Open Space Areas identified within Figure 7.2.2.2</p>	
<p>PO25</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner <p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No example provided.</p>
<p>Values and constraints criteria</p>	

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

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

Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas.

Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.

PO26

Development:

- a. minimises the number of buildings and people working and living on a site exposed to bushfire risk;
- b. ensures the protection of life during the passage of a fire front;
- c. is located and designed to increase the chance of survival of buildings and structures during a bushfire;
- d. minimises bushfire risk from build up of fuels around buildings and structures;
- e. ensure safe and effective access for emergency services during a bushfire.

E26

A bushfire management plan is prepared by a suitably qualified person in accordance with Planning scheme policy – Bushfire prone areas and approved by Council for the site. The management plan will include, but is not limited to, recommendations regarding fire breaks to and setbacks from adjoining vegetation, access for fire fighting appliances, water supply for fire fighting purposes, emergency evacuation procedures, landscaping treatments and construction of buildings. The plan is to be submitted to Council and the relevant fire authorities, including the Queensland Fire and Rescue Service for approval. Queensland Parks and Wildlife Service, as the agency responsible for the management of the adjacent Bellthorpe National Park are to be consulted in the preparation of this management plan.

PO27

Development provides an adequate water supply for fire-fighting purposes.

E27

- a. a reticulated water supply is provided by a distributor retailer for the area or;
- b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures.
- c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source.
- d. Where a tank is the nominated on-site fire fighting water storage source, it includes:
 - i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank;
 - ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.

<p>PO28</p> <p>Development:</p> <ol style="list-style-type: none"> a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. <p>Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	<p>E28</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
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Woodfordia Open Space Areas identified within Figure 7.2.2.2

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 identified within the annual assessment of trees and 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 from the boundary fence where within the Woodfordia Local Plan area;
- 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 practise where 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.

Note - The native vegetation clearing provisions do not apply where a development footprint and development recognising and responding to this constraint has been identified and approved by Council as part of a reconfiguring a lot or development approval in this and previous planning schemes.

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

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<p>PO29</p> <p>Development avoids locating in Woodfordia Open space areas identified within Map 7.2.2.2. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a Open space areas identified within Map 7.2.2.2 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. 	<p>No example provided.</p>
<p>PO30</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No example provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO31</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO32</p> <p>Development does not result in the net loss or degradation of habitat value in Woodfordia Open space areas identified within Map 7.2.2.2. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; 	<p>No example provided.</p>

<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO33</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	No example provided.
Vegetation clearing and soil resource stability	
<p>PO34</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No example provided.
Vegetation clearing and water quality	
<p>PO35</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO36</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No example provided.
Vegetation clearing, access and edge effects	

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<p>PO37</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No example provided.</p>
<p>PO38</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No example provided.</p>
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO39</p> <p>Development:</p> <ol style="list-style-type: none"> a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>No example provided.</p>
<p>PO40</p>	<p>No example provided.</p>

<p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> minimising overuse of cut and fill to create single flat pads and benching; avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; minimising any adverse visual impact on the landscape character ; Protect the amenity of adjoining properties. 	
<p>PO41</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ol style="list-style-type: none"> the long-term stability of the development site considering the full nature and end use of the development; site stability during all phases of construction and development; the development is not adversely affected by landslide activity originating on sloping land above the site; emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>No example provided.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO42</p> <p>Development within the Gas pipeline buffer:</p> <ol style="list-style-type: none"> avoids attracting people in large numbers to live, work or congregate; avoids the storage of hazardous chemicals; maintains adequate access for any required maintenance or upgrading work; minimises risk of harm to people and property. <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>	<p>E42</p> <p>Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.</p> <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO43</p>	<p>No example provided.</p>

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<p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	
<p>PO44</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>No example provided.</p>
<p>PO45</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO46</p> <p>Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.</p>	<p>E46</p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
<p>PO47</p>	<p>E47</p>

<p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.</p>
<p>PO48</p> <p>Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E48.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E48.2</p> <p>Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO49</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO50</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>E50</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

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

<p>PO51</p> <p>Development:</p> <ul style="list-style-type: none"> a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>E51</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ul style="list-style-type: none"> a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line. 																																													
<p>PO52</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>E52</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ul style="list-style-type: none"> a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height. 																																													
<p>PO53</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ul style="list-style-type: none"> a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape. 	<p>E53.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 1193 1469 2018"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> <tr> <td>G23 – Shamrock</td> <td>N33 – Lightbox Grey</td> <td>X63 – Iron Bark</td> </tr> <tr> <td>G24 – Fern Green</td> <td>N35 – Light Grey</td> <td>Y51 – Bronze Olive</td> </tr> <tr> <td>G25 – Olive</td> <td>N41 – Oyster</td> <td>Y61 – Black Olive</td> </tr> <tr> <td>G34 – Avocado</td> <td>N42 – Storm Grey</td> <td>Y63 – Khaki</td> </tr> <tr> <td>G52 – Eucalyptus</td> <td>N43 – Pipeline Grey</td> <td>Y66 – Mudstone</td> </tr> <tr> <td>G53 – Banksia</td> <td></td> <td></td> </tr> </tbody> </table> <p>E53.2</p>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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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%.

Figure 7.2.2.1: Woodfordia precincts

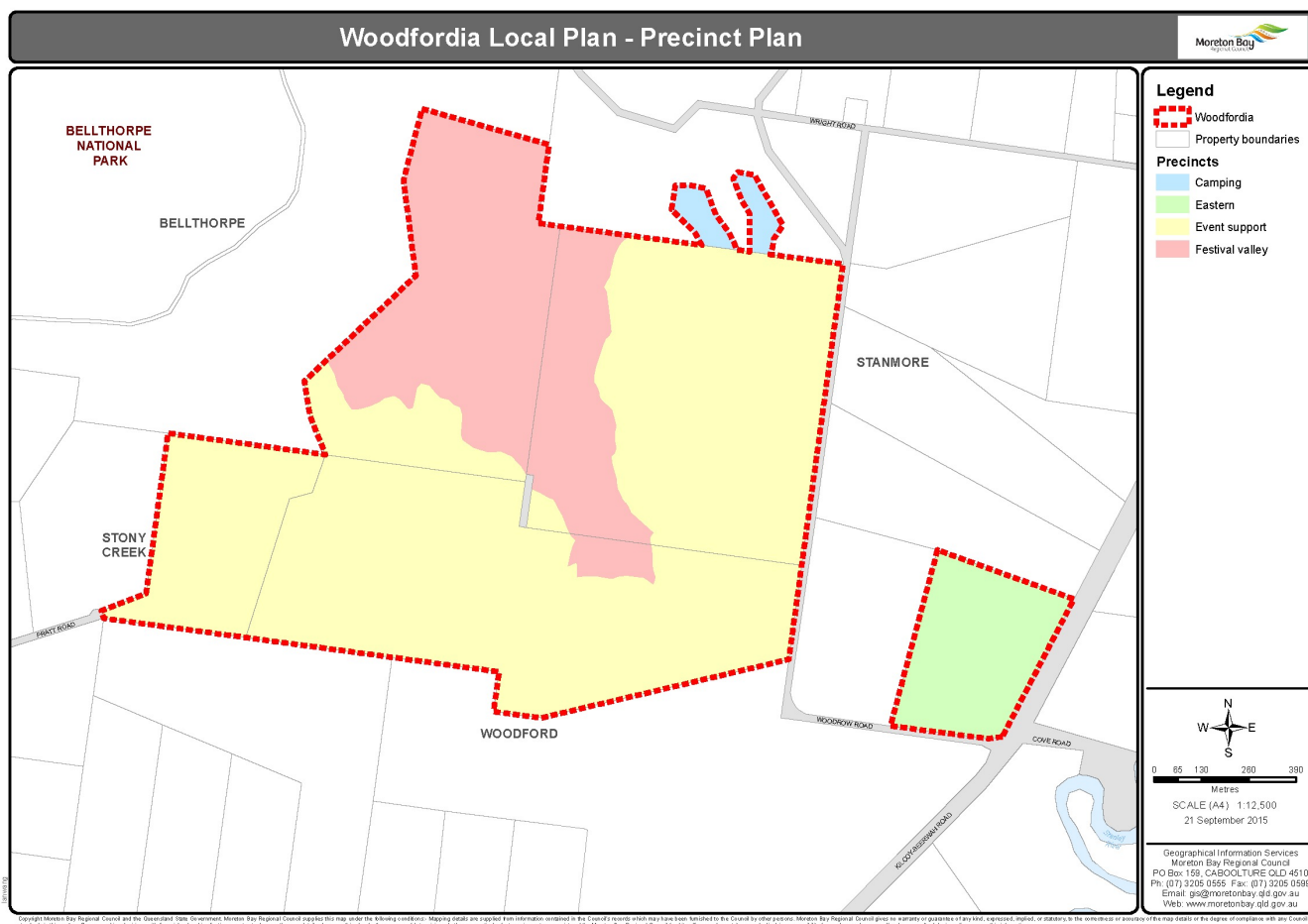
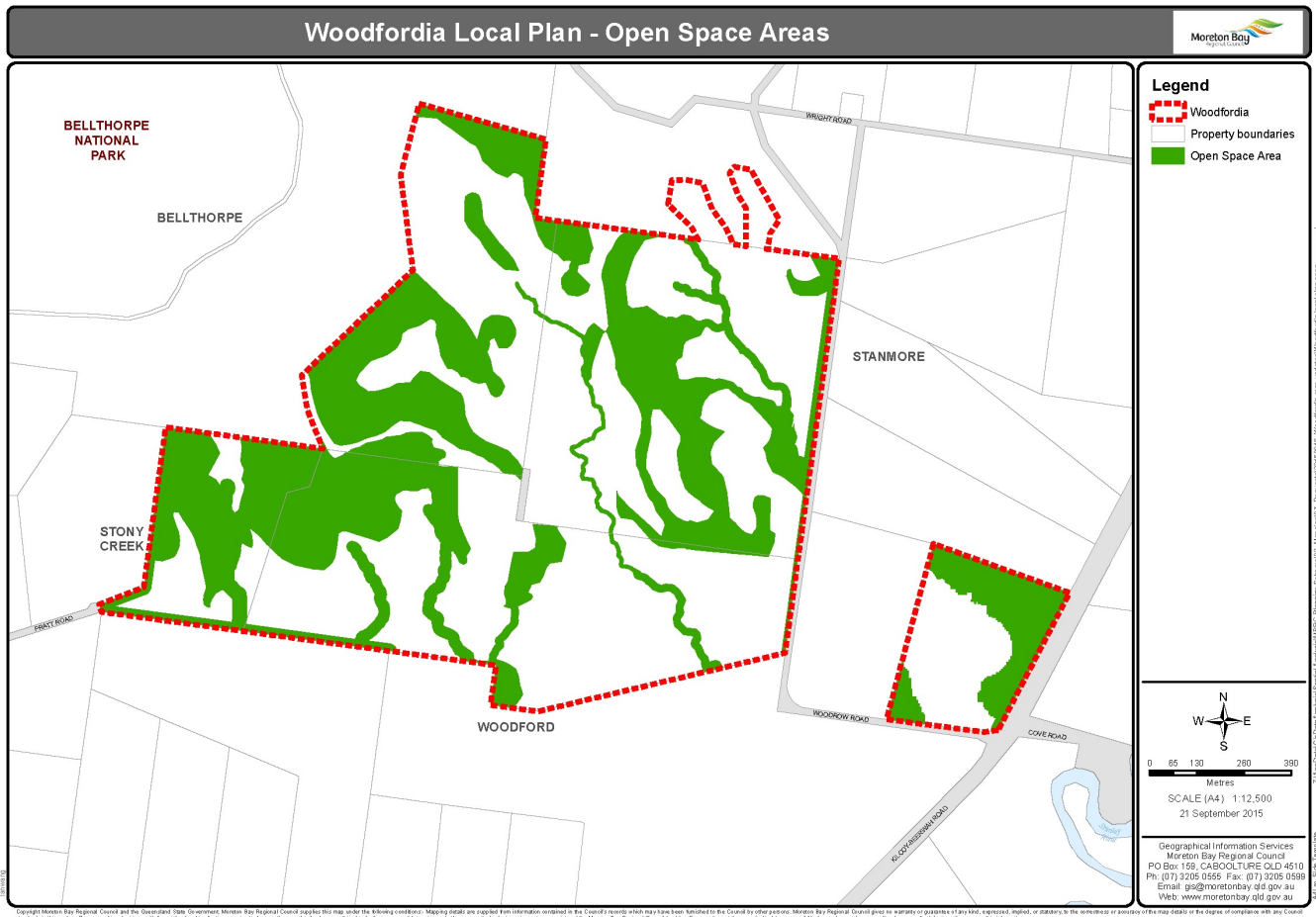


Figure 7.2.2.2: Woodfordia Open Space Areas



7.2.2.3 Woodfordia – Kilcoy-Beerwah / Woodrow Road Intersection upgrade

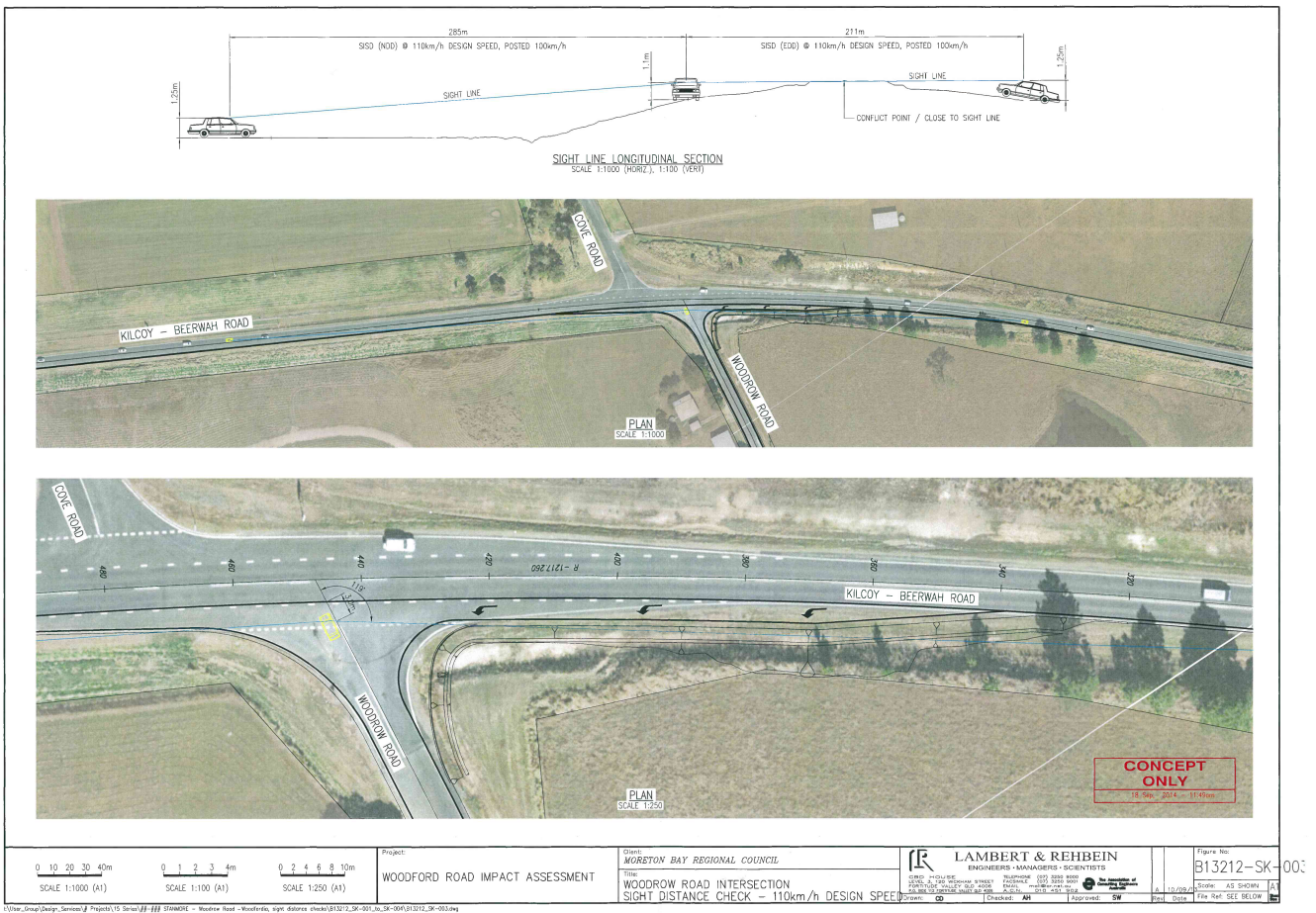


Figure 7.2.2.4 Woodfordia Directional signage



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7.2.2.1 Reconfiguring a lot code

7.2.2.1.1 Application - Reconfiguring a lot code - Woodfordia local area plan

This code applies to undertaking development for Reconfiguring a lot in the Woodfordia local plan area shown within LPM-02 contained within Schedule 2 if:

1. the development has been categorised as assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

7.2.2.1.2 Purpose - Reconfiguring a lot code - Woodfordia local area plan

1. The purpose of the Reconfiguring a lot code is to support the growth of Woodfordia to become a major events venue of region, state and national significance supporting cultural, social and economic development in Australia. Woodfordia makes a significant contribution to the regional economy and landscape, diversity of cultural experiences, social infrastructure and outdoor recreation opportunities. Woodfordia is a cultural parkland and gathering place for all scale of events dedicated to cultural advancement, arts, humanities and folklore.
2. 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 Woodfordia local area, to achieve the Overall Outcomes.
3. 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 Woodfordia local area specific overall outcomes:
 - a. Reconfiguring a lot achieves an appropriate size and dimension to undertake a range of rural uses while not adversely impacting on lawful uses, values or constraints present.
 - b. Reconfiguring a lot meets the social, cultural and recreational needs of the community by facilitating:
 - i. accessible commercial and local employment opportunities;
 - ii. the creation of a sense of place commensurate with the intents for the applicable zone and precinct.
 - iii. a street system designed to provide well-connected, safe and convenient movement and open space networks;
 - c. Reconfiguring a lot creates a lot design and orientation that enables building design appropriate for the local climate and conditions.
 - d. 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.
 - e. Reconfiguring a lot achieves the intent and purpose of the Woodfordia Local Plan outcomes identified within Part 7.
4. 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.
5. 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.

Criteria for assessable development - Reconfiguring a lot code - Woodfordia local area plan

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Table 7.2.2.1.1 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 7.2.2.1.1 Assessable development - Reconfiguring a lot code - Woodfordia local area plan

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
<p>PO1</p> <p>Reconfiguring of a lot, including boundary realignment, maintains or enhances the existing low density, open area character of the zone and does not result in lot sizes of less than 100 hectares unless created to accommodate one of the following uses:</p> <ul style="list-style-type: none"> 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.

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO2</p> <p>Lot layout minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and of adjoining lots.</p>	<p>E2.1</p> <p>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.</p>
	<p>E2.2</p> <p>Street alignment follows ridges or gullies or run perpendicular to slope.</p>
<p>PO3</p> <p>All new lots have a minimum of road frontage of 100m to allow for safe and convenient access.</p>	<p>No example provided.</p>
Boundary realignment	
<p>PO4</p> <p>Boundary realignment:</p> <ul style="list-style-type: none"> a. does not result in the creation, or in the potential creation of, additional lots; b. 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. 	<p>No example provided.</p>
Reconfiguring a lot other than creating freehold lots	
<p>PO5</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the for accepted development requirements applying to those uses at the time that they were established.</p> <p>Note -An examples of land uses becoming unlawful includes, but are not limited to the following; land on which a building has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval.</p> <p>Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p>	
Reconfiguring by Lease	
<p>PO6</p> <p>Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is:</p> <p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the for accepted development requirements applying to those uses at the time that they were established.</p> <p>Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building.</p> <p>Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements.</p> <p>Editor's note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p>	<p>No example provided.</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	
Volumetric subdivision	
<p>PO7</p> <p>The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the zone and does not result in existing land uses on site becoming non-compliant.</p> <p>Note - Example include but are not limited to:</p> <ul style="list-style-type: none"> 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. 	No example provided.
Road network	
<p>PO8</p> <p>Roads are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. adequate on street parking; c. expected traffic speeds and volumes; d. utilities and stormwater drainage; e. lot access, sight lines and public safety; f. emergency access and waste collection. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	No example provided.
<p>PO9</p> <p>Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	No example provided.

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Services	
<p>PO10</p> <p>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, gas and telecommunications are provided in a manner that:</p> <ol style="list-style-type: none"> is efficient in delivery of service; is effective in delivery of service; is conveniently accessible in the event of maintenance or repair; minimises whole of life cycle costs for that infrastructure provided; minimises risk of potential adverse impacts on natural and physical environment; minimises risk of potential adverse impact on amenity and character values; recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. 	<p>E10</p> <p>New lots are provided with:</p> <ol style="list-style-type: none"> a connection to the reticulated water supply infrastructure network where available or otherwise potable water from an on-site water storage; a connection to the reticulated sewerage infrastructure network or otherwise an on-site effluent treatment and disposal system; a connection to the reticulated electricity infrastructure network or a separate electricity generation capacity; where available, access to a high speed telecommunication network.
<p>PO11</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a legal point of discharge.</p>	<p>E11</p> <p>The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.</p>
Park⁽⁵⁷⁾ and open space	
<p>PO12</p> <p>Park⁽⁵⁷⁾ and open space, where required, is provided of a size and design standard to meet the needs of the expected users.</p> <p>Note - To determine the size and design standards for Parks⁽⁵⁷⁾ refer to Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
Native vegetation where not located in Woodfordia Open Space Areas identified within Map 7.2.2.2	
<p>PO13</p> <p>No reconfiguring of a lot is to occur within 4m of an open space areas identified within Figure 7.2.2.2: Woodfordia Open Space Areas.</p>	<p>No example provided.</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO14</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. 	<p>No example provided.</p>
Noise	
<p>PO15</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape. <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E15</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Values and constraints criteria <p>Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>	
Landslide (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) <p>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.</p>	
<p>PO16</p> <p>Lots ensure that:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 50m³; iv. redirect or alter the existing flows of surface or groundwater. 	<p>E16.1</p> <p>Lots provides development footprint for all lots free from risk of landslide.</p> <hr/> <p>E16.2</p> <p>Development footprints and driveways for a lot does not exceed 15% slope.</p>
Bushfire hazard(refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) <p>Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO17</p> <p>Lots are designed to:</p> <ol style="list-style-type: none"> a. minimise the risk from bushfire hazard to each lot and provide safe sites for buildings and structures; 	<p>E17</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ol style="list-style-type: none"> a. within an appropriate development footprint;

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> b. within the lowest hazard locations on a lot; c. to achieve minimum separation from any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation from any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level (BAL) of more than 29 (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
<p>PO18</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>E18</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. lots have access to a reticulated water supply provided by a distributor-retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10,000 litres and located within a development footprint.
<p>PO19</p> <p>Lots are designed to :</p> <ul style="list-style-type: none"> a. promote safe site access by avoiding potential entrapment situations; b. promote accessibility and manoeuvring for fire fighting during bushfire. 	<p>E19</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO20</p> <p>Lots ensure the road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to sites; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>E20</p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%;

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
	<ul style="list-style-type: none"> 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. <p>b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating:</p> <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. <p>c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and</p> <p>d. excludes dead-end roads.</p>
<p>Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO21</p> <p>Lots are sited, designed and oriented to:</p> <ul style="list-style-type: none"> a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation and coastal trees; 	<p>No example provided.</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> 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. 	
<p>Gas pipeline buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance standards.</p>	
<p>PO22</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO23</p> <p>The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>No example provided.</p>
<p>PO24</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>No example provided.</p>
<p>PO25</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO26</p>	<p>No example provided.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. 	
<p>PO27</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>E27</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</p> <p>Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.</p>
<p>PO28</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>No example provided.</p>
<p>PO29</p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p>E29</p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>

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Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<p>PO30</p> <p>Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>E30.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>E30.2</p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO31</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one property; and inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO32</p> <p>No new boundaries are to be located within 4m of a High Value Area.</p>	<p>No example provided.</p>
<p>PO33</p> <p>Lots are designed to:</p>	<p>E33</p> <p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</p>

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<ul style="list-style-type: none"> 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. <p>AND</p> <p>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.</p>	
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</p> <p>Note - - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
<p>PO34</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> 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. 	<p>E34</p> <p>Reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> 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. <p>Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>