6.2.3 Emerging community zone code

6.2.3.1 Application - Emerging community zone

This code applies to undertaking development in the Emerging community zone, if:

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

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

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

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

1. Part A of the code applies to accepted development subject to requirements in the 6.2.3.1 'Interim precinct';

2. Part B of the code applies to assessable development in the 6.2.3.1 'Interim precinct';

3. Part C of the code applies to accepted development subject to requirements on a developable lot in the 6.2.3.2.1 'Developable lots';

4. Part D of the code applies to assessable, interim development on a developable lot in the 6.2.3.2.1 'Developable lots';

5. Part E of the code applies to accepted development subject to requirements, on a developed lot in the 6.2.3.2.2 'Developed lots';

6. Part F of the code applies to assessable, on a developed lot in the 6.2.3.2.2 'Developed lots'.

6.2.3.2 Purpose - Emerging community zone

1. The purpose of the Emerging community zone code is to:

    a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;

    b. manage the timely conversion of non-urban land to urban purposes;

    c. prevent or discourage development that is likely to compromise appropriate longer term land use.

2. The Emerging community zone has 2 precincts which have the following purpose;

    a. The Interim precinct is to identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land pending further investigation.

    b. The Transition precinct is to:

i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land;

ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.
Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.

3. The Emerging community zone seeks to implement the policy direction set in Part 3, Strategic Framework.

6.2.3.1 Interim precinct

6.2.3.1.1 Purpose - Interim precinct

1. The purpose of the Emerging community zone - Interim precinct will be achieved through the following overall outcomes:

    a. Development is to maintain a semi-rural character until such time as infrastructure is delivered and relevant site specific constraints are resolved.

    b. Development will consist of interim uses on large lots.

    c. Interim uses are appropriate in this precinct where they:

        i. would be compatible with the existing semi-rural character;

        ii. would not prejudice or delay the development of the site and adjoining areas for urban purposes;

        iii. are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.

    d. Residential activities consist of detached dwelling houses(22) or caretaker's accommodation(10), predominantly on large lots.

    e. The character and scale of dwelling houses(22) are compatible with the intended character for the precinct.

    f. Secondary dwellings associated with a principal dwelling, remain subordinate and ancillary to the principal dwelling to retain the low density, low intensity, residential form of a dwelling house(22).

    g. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.

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

    i. Dwelling houses(22) are provided with infrastructure and services at a level suitable for the area as a interim precinct.

    j. Dwelling houses(22) are responsive to the lot shape, dimensions and topographic features.

    k. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.

    l. General works associated with the development achieves the following:

        i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
        ii. the development manages stormwater to:

            A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
            B. prevent stormwater contamination and the release of pollutants;
            C. maintain or improve the structure and condition of drainage lines and riparian areas;
            D. avoid off-site adverse impacts from stormwater.

        iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
        iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
        v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.

o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

p. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.

q. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

    i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
    ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
    iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
    iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

        A. the provision of replacement, restoration, rehabilitation planting and landscaping;
        B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
        C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

    v. protecting native species and protecting and enhancing species habitat;
    vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
    vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
    viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
    ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
    x. ensuring effective and efficient disaster management response and recovery capabilities;
    xi. where located in an overland flow path:

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

r. Development in the Interim precinct includes one or more of the following:

• Animal husbandry[4] • Animal keeping[5] - where not for a cattery or kennel • Caretaker's accommodation[10] • Cropping[19] - if not forestry for wood production	• Dwelling House[22] • Emerging services • Environment facility[26] • Home based business[35] • Intensive horticulture[40] - if on a lot greater than 1ha • Roadside stall[68]	• Rural Industry[70] - if on a lot greater than 1ha and having a GFA of 150m^2 or less • Sales office[72] • Veterinary services[87] • Wholesale nursery[89]

s. Development in the Interim precinct does not include any of the following:

• Adult store[1] • Agricultural supplies store[2] • Air services[3] • Animal keeping[5] - if for a cattery or kennel • Aquaculture[6] • Bar[7] • Brothel[8] • Bulk landscape supplies[9] • Car wash[11] • Cemetery[12] • Community residence[16] • Crematorium[18] • Cropping[19] - if forestry for wood production • Detention facility[20] • Dual occupancy[21] • Dwelling unit[23] • Extractive industry[27] • Food and drink outlet[28] • Function facility[29] • Funeral parlour[30]	• Health care services[33] • High impact industry[34] • Hospital[36] • Hotel[37] • Indoor sport and recreation[38] • Intensive animal industry[39] • Low impact industry[42] • Major sport, recreation and entertainment facility[44] • Marine industry[45] • Market[46] • Medium impact industry[47] • Motor sport facility[48] • Multiple dwelling[49] • Nature-based tourism[50] • Nightclub entertainment facility[51] • Non-resident workforce accommodation[52] • Office[53] • Outdoor sales[54] • Outdoor sport and recreation[55]	• Port services[61] • Relocatable home park[62] • Renewable energy facility[63] • Research and technology industry[64] • Residential care facility[65] • Resort complex[66] • Retirement facility[67] • Rooming accommodation[69] • Rural workers' accommodation[71] • Service industry[73] • Service station[74] • Shop[75] • Shopping centre[76] • Short-term accommodation[77] • Showroom[78] • Special industry[79] • Theatre[82] • Tourist attraction[83] • Tourist park[84]

• Garden centre[31] • Hardware trade and supplies[32]	• Parking station[58] • Permanent plantation[59]	• Transport depot[85] • Warehouse[88]

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

6.2.3.1.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.3.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.3.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.(1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO4
RAD2	PO6
RAD3	PO5
RAD4	PO7
RAD5	PO8
RAD6	PO9-PO12
RAD7	PO9-PO12
RAD8	PO13
RAD9	PO14
RAD10	PO17
RAD11	PO18
RAD12	PO21
RAD13	PO21
RAD14	PO21
RAD15	PO30
RAD16	PO32
RAD17	PO29
RAD18	PO29
RAD19	PO33
RAD20	PO36
RAD21	PO37

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD22	PO38
RAD23	PO37
RAD24	PO44
RAD25	PO39
RAD26	PO39
RAD27	PO42
RAD28	PO42
RAD29	PO43
RAD30	PO45-PO47, PO49, PO50, PO52
RAD31	PO49
RAD32	PO45
RAD33	PO45
RAD34	PO45
RAD35	PO51
RAD36	PO45
RAD37	PO45
RAD38	PO47
RAD39	PO47
RAD40	PO53
RAD41	PO53
RAD42	PO53
RAD43	PO54
RAD44	PO55
RAD45	PO56
RAD46	PO56
RAD47	PO56
RAD48	PO57
RAD49	PO58
RAD50	PO58
RAD51	PO58
RAD52	PO59
RAD53	PO58
RAD54	PO58
RAD55	PO58

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD56	PO60
RAD57	PO60
RAD58	PO61
RAD59	PO61
RAD60	PO62
RAD61	PO66
RAD62	PO66
RAD63	PO66
RAD64	PO66
RAD65	PO66
RAD66	PO68
RAD67	PO70
RAD68	PO71
RAD69	PO72
RAD70	PO72
RAD71	PO72
RAD72	PO72
RAD73	PO74
RAD74	PO78
RAD75	PO78
RAD76	PO79
RAD77	PO80
RAD78	PO81
RAD79	PO82-PO93
RAD80	PO82-PO93
RAD81	PO94
RAD82	PO95
RAD83	PO95
RAD84	PO96
RAD85	PO96
RAD86	PO99
RAD87	PO99
RAD88	PO99
RAD89	PO101

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD90	PO102
RAD91	PO103
RAD92	PO104-106, PO108-PO110
RAD93	PO104-106, PO108-PO110
RAD94	PO104-106
RAD95	PO107
RAD96	PO111
RAD97	PO112

Part A — Requirements for accepted development - Interim precinct

Table 6.2.3.1.1 Requirements for accepted development - Interim precinct

Requirements for accepted development	
General requirements	
Building height	
RAD1	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	

RAD2	Buildings and structures associated with the following uses are setback from all lot boundaries as follows:
	a. Animal husbandry(4) (buildings only) - 10m;
	b. Cropping(19) (buildings only) - 10m;
	c. Animal keeping(5), excluding catteries and kennels - 20m;
	d. Cropping(19) (buildings only) - 10m;
	e. Intensive horticulture(40) - 10m;
	f. Rural Industry(70) - 20m;
	g. Wholesale nursery(89) - 10m;
	h. Veterinary services(87) - 10m.

RAD3	Unless specified elsewhere in the zone code, all other buildings and structures are setback: a. Road frontage - 6m minimum; b. Side and Rear - 4.5m minimum. Note - For a Dwelling house(22) where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard.

	Note - This provision does not apply where a development footprint exists for a lot.
Development footprint	
RAD4	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.
Lighting	
RAD5	Artificial lighting is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Hazardous Chemicals	
RAD6	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.
RAD7	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.
Waste treatment	
RAD8	All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
RAD9	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD10	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

	g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.

Works requirements	
Utilities	
RAD11	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

Access	
RAD12	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD13	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD14	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater

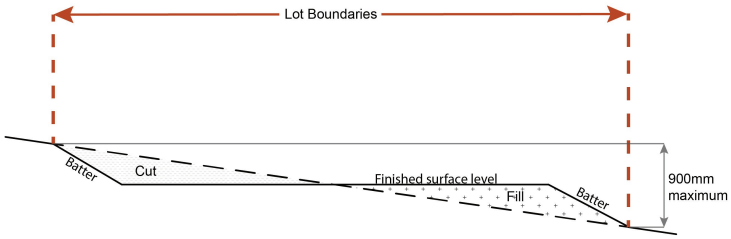
RAD15	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy – Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD16	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area. Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD17	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD18	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD19	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows:

Pipe Diameter	Minimum Easement Width (excluding access requirements)
Stormwater Pipe up to 825mm diameter	3.0m
Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits.

	Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.

Site works and construction management	
RAD20	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD21	Development does not cause erosion or allow sediment to leave the site. Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.
RAD22	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD23	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD24	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD25	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD26	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD27	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works
RAD28	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.

RAD29	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

Earthworks	
RAD30	The total of all cut and fill on-site does not exceed 900mm in height. **Figure - Cut and Fill**  Note - This is site earthworks not building work.
RAD31	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD32	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD33	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD34	All fill and excavation is contained on-site and is free draining.
RAD35	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.

RAD36	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
RAD37	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
RAD38	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD39	Filling or excavation that would result in any of the following is not carried out on site: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

RAD40	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks**(84)** or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales**(54)**, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales**(54)**, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD41	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD42	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
RAD43	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.

	Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD44	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.

Use specific requirements	
Dwelling house[22] - Secondary dwelling	
RAD45	The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50.0m of the primary dwelling (excluding domestic outbuildings); c. accessed from the existing driveway giving access to the dwelling house[22]. Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
RAD46	No more than 1 secondary dwelling is located on an allotment.
RAD47	The GFA of the secondary dwelling does not exceed 100m^2 GFA.
Dwelling house[22] - Domestic outbuildings	
RAD48	Domestic outbuildings: a. have a total combined maximum roofed area as outlined in the table below:

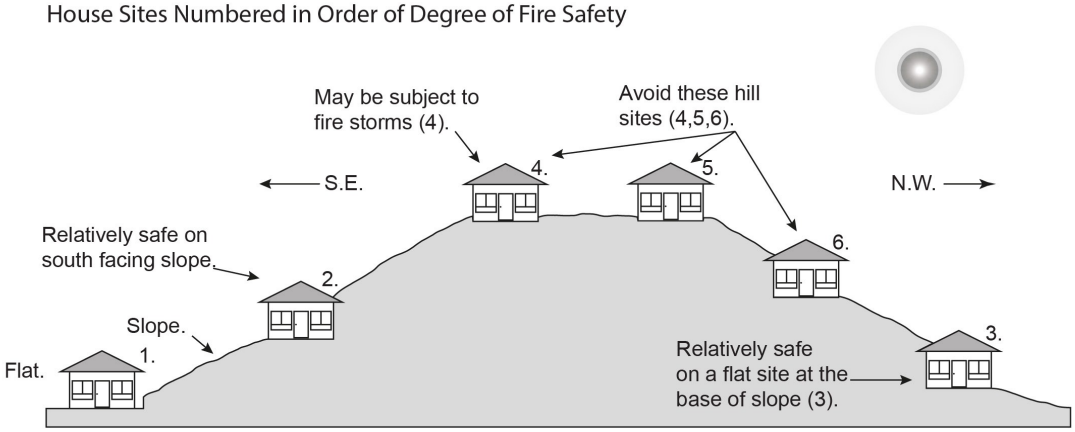
Size of lot	**Max. Roofed Area**
Less than 600m^2	50m^2
600m^2 - 1000m^2	70m^2
Greater than 1000m^2 – 2000m^2	80m^2
Greater than 2000m^2	150m^2

	b. have a maximum building height of 4m and a mean height not exceeding 3.5m; c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks. Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.
Home based business(35)	
RAD49	Home based business(s)(35) are fully contained within a dwelling or on-site structure, except for a home based child care facility.
RAD50	The maximum total use area is 100m^2.
RAD51	Up to 2 additional non-residents, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted. Note - This provision does not apply to Bed and Breakfast or farmstay business.
RAD52	Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farmstay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work.
RAD53	The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house(22) is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house(22).
RAD54	Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.
RAD55	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD56	The use does not involve vehicle servicing or major repairs, including spray painting or panel beating. Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing engine fluids, filters and parts such as batteries and plugs.

RAD57	The use is not an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.*
RAD58	Only goods grown, produced or manufactured on-site are sold from the site.
RAD59	Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from boundary of the site.
RAD60	For bed and breakfast and farmstays: a. overnight accommodation is provided in the dwelling house(22) of the accommodation operator. b. maximum 4 bedrooms are provided for a maximum of 10 guests. c. meals are served to paying guests only. d. rooms do not contain food preparation facilities. Note - RAD36 - RAD46 above do not apply to home based business(35)
Roadside stalls(68)	
RAD61	No more than one roadside stall(68) per property.
RAD62	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD63	The maximum area associated with a roadside stall(68), including any larger separate items displayed for sale, does not exceed 20m^2.
RAD64	Car parking for 2 vehicles is provided off the road carriage and located on the property.
RAD65	The roadside stall(68) is located no closer than 100m from an intersection.
Sales office(72)	
RAD66	A sales office(72) is located on the site for no longer than 2 years.
Telecommunications facility(81) Editor's note - In accordance with the Federal legislation Telecommunications facilities(81) must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD67	A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD68	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD69	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.

RAD70	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD71	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD72	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD73	All equipment comprising the telecommunications facility[(81)] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

Values and constraints requirements	
Note - The relevant values and constraints requirements do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply) Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.	
RAD74	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.

	House Sites Numbered in Order of Degree of Fire Safety  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD75	Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD76	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD77	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures.

	b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: 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.
RAD78	Development does not involve the manufacture or storage of hazardous chemicals.

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

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

a. Clearing of native vegetation located within an approved development footprint;

b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD79	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house**(22)** and all associated facilities* or an extension to an existing dwelling house**(22)** only, and comprises an area no greater than 1500m^2.

	Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.
RAD80	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD81	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation**(10)**, except where located in the Extractive industry zone; b. Community residence**(16)**; c. Dual occupancy**(21)**; d. Dwelling house;**(22)** e. Dwelling unit**(23)**; f. Hospital**(36)**; g. Rooming accommodation**(69)**; h. Multiple dwelling**(49)**;

	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

RAD82	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD83	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD84	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD85	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD86	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD87	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD88	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	

RAD89	Development does not: a. involve earthworks exceeding 50m^3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD90	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD91	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD92	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.
RAD93	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD94	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD95	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.
RAD96	Development for a material change of use or building work for a Park**(57)** ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD97	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

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

Part B — Criteria for assessable development - Interim precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 6.2.3.1.2 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.3.1.2 Assessable development - Interim precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Interim uses	
PO1 Interim uses: a. do not fragment or alienate the land or result in the loss of land for future urban purposes; b. result in minimal investment; c. do not prejudice or delay the use of the land for urban purposes.	No example provided.
PO2 Interim uses: a. are adequately serviced with necessary infrastructure to meet on-site needs and requirements; b. are of a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the interim precinct; c. are designed, located and operated in a manner that avoids nuisance impacts on adjoining properties; d. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening;	No example provided.

e. are not visually dominant from the streetscape or adjoining properties; f. utilise materials, finishes and colours that are consistent with existing semi-rural environment.	
Site density	
PO3 Development does not result in residential density exceeding more than one dwelling house(22) per lot.	No example provided
Building height	
PO4 The height of buildings and structures: a. is consistent with the existing low rise, open area and low density character and amenity of the Interim precinct; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.	**E4** Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
PO5 Buildings and structures are setback to: a. be consistent with the semi-rural character of the area; b. result in development not being visually dominant or overbearing with respect on adjoining properties; c. maintain the privacy of adjoining.	**E5** Unless specified elsewhere in the zone code, the minimum setback from a boundary is as follows: a. Front boundary – 6m; b. Side boundary – 4.5m; c. Rear boundary – 4.5m. Note - This provision does not apply where a development footprint exists for a lot.
PO6 Non-residential uses are setback to ensures: a. chemical spray, fumes, odour, dust are contained on-site;	**E6** The following uses and associated buildings are setback from all property boundaries as follows: a. Animal husbandry(4) (buildings only) - 10m;

b. unreasonable nuisance or annoyance resulting from, but not limited to; noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and
 	
c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the interim precinct.
	b. Cropping(19) (buildings only) - 10m;
	
	c. Animal keeping(5), excluding catteries and kennels - 20m;
	
	d. Cropping(19) (buildings only) - 10m;
	
	e. Intensive horticulture(40) - 10m;
	
	f. Rural Industry(70) - 20m;
	
	g. Wholesale nursery(89) - 10m;
	
	h. Veterinary services(87) - 10m.

Development footprint	
PO7 Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.	No example provided.
Amenity	
PO8 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisances	No example provided.
Hazardous Chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO9 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**E9.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion:

	i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E9.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E9.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E9.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E9.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion:

	i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria E9.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO10 Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	**E10** Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
PO11 Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.	**E11** Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
PO12 Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.	**E12.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E12.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Waste treatment	
PO13 Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.	**E13** All concentrated animal use areas (e.g. Sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.

Car parking	
PO14 Traffic generation, vehicle movement and on-site car parking associated with an activity: a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; c. is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; and d. does not result adverse impacts on the efficient and safe functioning of the road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E14** On-site car parking is provided in accordance with Schedule 7 - Car parking.
Noise	
PO15 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.
PO16 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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.	**E16.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E16.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes)

Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO17 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.

Works criteria	
Utilities	
PO18 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that: a. is effective in delivery of service and meets reasonable community expectations; b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions;	**E18** Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

c. ensures a logical, sequential, efficient and integrated roll out of the service network; d. is conveniently accessible in the event of maintenance or repair; e. minimises whole of life cycle costs for that infrastructure; f. minimises risk of potential adverse impacts on the natural and built environment; g. minimises risk of potential adverse impact on amenity and character values; h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	

Access	
PO19 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO20 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E20.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning. **E20.2** The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning. **E20.3** The development layout allows forward vehicular access to and from the site.
PO21 Safe access is provided for all vehicles required to access the site.	**E21.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design;

	b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E21.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	E21.3 Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
	E21.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
PO22	**E22**

Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.

Street design and layout	
PO23 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	No example provided.
PO24 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development.	**E24.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion

Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6,000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E24.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E24.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO25 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards.	**E25** New intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or collector function: i. intersecting road located on same side = 100 metres;

Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres. d. Walkable block perimeter does not exceed 1500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (i.e. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO26 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport.	**E26** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width

Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	<table><tr><td>Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.</td><td>containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.</td></tr></table> Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Stormwater	
PO27 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	**E27.1** The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.
	E27.2 Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.
	E27.3 Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.

PO28 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E28.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	E28.2 The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E28.3 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through the development footprint.
	E28.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
PO29 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E29** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO30 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux	No example provided.

<table>
<tr><td>of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</td><td></td></tr>
<tr><td>PO31

Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.

Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</td><td>No example provided.</td></tr>
<tr><td>PO32

Where development:

a. is for an urban purpose that involves a land area of 2500m^2 or greater; and

b. will result in:

i. 6 or more dwellings; or

ii. an impervious area greater than 25% of the net developable area,

stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</td><td>No example provided.</td></tr>
<tr><td>PO33

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

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council’s stormwater drainage system.</td><td>E33

Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

<table><tr><th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr><tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr></table></td></tr>
</table>

	<table><tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr><tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr></table> Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
PO34 Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO35 Council is provided with accurate representations of the completed stormwater management works within residential developments.	**E35** “As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided. Note - Documentation is to include: a. photographic evidence and inspection date of the installation of approved underdrainage; b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.

Site works and construction management	
PO36 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO37 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light;	**E37.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:

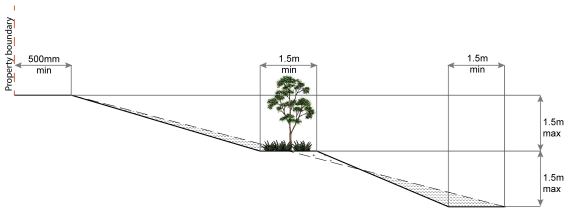
b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. ponding or concentration of stormwater does not occur on adjoining properties.
	E37.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E37.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E37.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO38 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E38** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO39	**E39.1**

All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. **E39.2** All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. **E39.3** Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. **E39.4** Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this E. **E39.5** Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads. **E39.6** Access to the development site is obtained via an existing lawful access point.
PO40	**E40**

All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO41 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	**E41** Soil disturbances are staged into manageable areas of not greater than 3.5 ha.
PO42 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E42.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. **E42.2** Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO43	**E43** All development works are carried out within the following times:

All development works are carried out at times which minimise noise impacts to residents.	a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO44 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.

Earthworks	
PO45 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E45.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E45.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E45.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E45.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E45.5 All filling or excavation is contained on-site and is free draining.
	E45.6

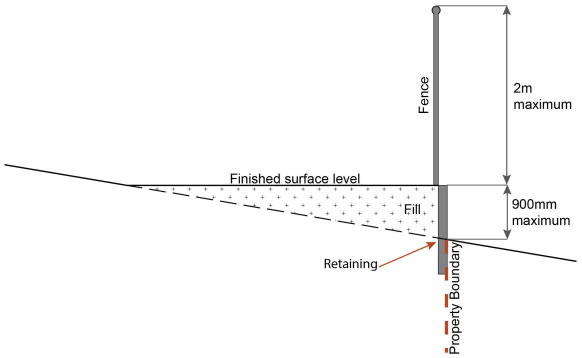
	All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E45.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO46 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E46** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO47 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E47.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act. **E47.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;

	b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO48 Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.	**E48.1** The area subject to filling or excavation does not contain any utility services.
	E48.2 The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.
	E48.3 The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres. Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.
PO49 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO50 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site;	No example provided.

c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
PO51 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.	**E51** Filling and excavation undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.

PO52 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E52** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on boundary



c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;

d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

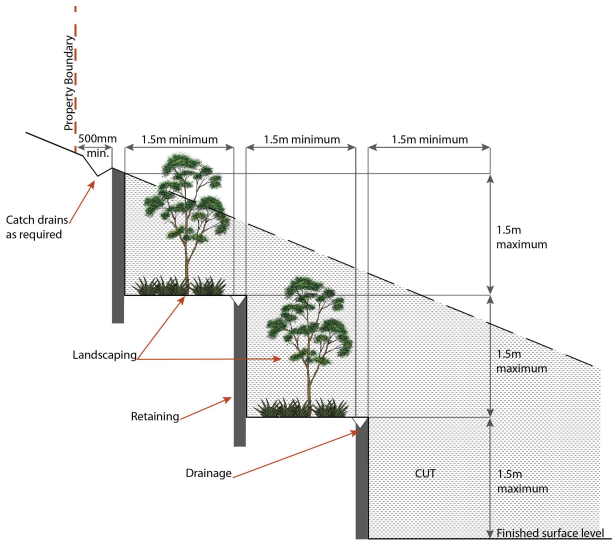
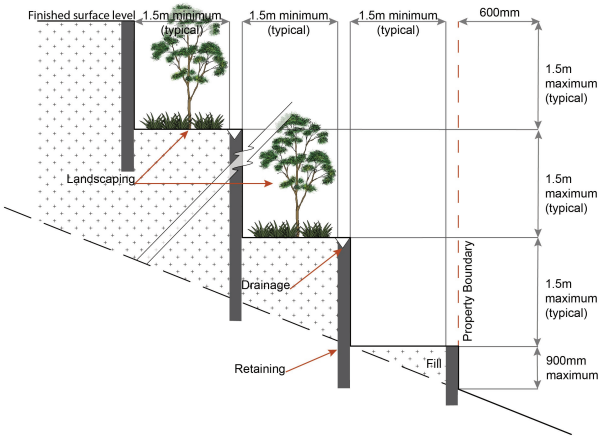


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

PO53 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;	**E53.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E53.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	E53.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO54 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**E54** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

	v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO55 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E55** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.

Use specific criteria	
Dwelling house(22) - Secondary dwelling	
PO56 Secondary dwellings: a. are subordinate and ancillary to the primary dwelling in size and function; b. are not larger than 100m^2 GFA; c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the dwelling house(22) on-site.	**E56.1** The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50m of the primary dwelling (excluding domestic outbuildings); c. accessed from the existing driveway giving access to the dwelling house(22). Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.

<table>
<tr><td></td><td>E56.2

No more than 1 secondary dwelling is located on an allotment.</td></tr>
<tr><td></td><td>E56.3

The GFA of the secondary dwelling does not exceed 100m^2.</td></tr>
<tr><td colspan="2">Dwelling house(22) - Domestic outbuildings</td></tr>
<tr><td>PO57

Domestic outbuildings and car ports are:

a. of a height that does not negatively impact the visual amenity of adjoining properties;

b. located on-site to not dominate the streetscape.</td><td>E57

Domestic outbuildings:

a. have a total combined maximum roofed area as outlined in the table below:

<table><tr><th>Size of lot</th><th>Max. Roofed Area</th></tr><tr><td>Less than 600m^2</td><td>50m^2</td></tr><tr><td>600m^2 - 1000m^2</td><td>70m^2</td></tr><tr><td>>1000m^2 – 2000m^2</td><td>80m^2</td></tr><tr><td>Greater than 2000m^2</td><td>150m^2</td></tr></table>
b. have a maximum building height of 4m and a mean height not exceeding 3.5m;
c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks.

Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.</td></tr>
<tr><td colspan="2">Home based business(35)</td></tr>
<tr><td>PO58

The Home based business(s)(35):

a. is subordinate in size and function to the primary use on the site being a permanent residence;

b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;

c. store no more heavy vehicles, trailer and motor vehicles on-site than follows:

i. 1 heavy vehicle;</td><td>E58.1

The maximum total use area is 100m^2.

E58.2

The home based business(s)(35), including any storage, are fully enclosed within a dwelling or on-site structure.

E58.3

Up to 2 additional non-resident , either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.</td></tr>
</table>

i. 1 trailer; ii. Up to 3 motor vehicles. d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the Interim precinct; e. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; f. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.	Note - This provision does not apply to Bed and Breakfast or farmstay business. **E58.4** The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house[22] is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house[22]. **E58.5** Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m. **E58.6** Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
PO59 The hours of operation for home based business(s)[35] are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the Interim precinct.	**E59** Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farm stay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
PO60	**E60.1**

The Home based business(s)[35] does not result in: a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).	The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel.
	E60.2 Home based business(s)[35] do not comprise an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.*
	E60.3 Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke. Note - Nuisance is defined in the Environmental Protection Act 1994.
PO61 On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**E61.1** Only goods grown, produced or manufactured on-site are sold from the site.
	E61.2 Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.
PO62 Bed and breakfast and farmstays are of a size and scale that: a. are consistent with the low intensity, open area character and amenity of the rural residential area; b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.	**E62** For bed and breakfast and farmstays- a. short-term accommodation[77] is provided in the dwelling house[22] of the accommodation operator; b. maximum 4 bedrooms are provided for a maximum of 10 guests; c. meals are served to paying guests only; d. rooms do not contain food preparation facilities.
Major electricity infrastructure[43], Substation[80] and Utility installation[86]	
PO63 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive;	**E63.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line;

d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E63.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO64 Infrastructure does not have an impact on pedestrian health and safety.	**E64** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO65 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E65** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.
Roadside stall[(68)]	
PO66 A roadside stall[(68)]: a. comprises only one roadside stall[(68)] per property; b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties; d. is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network.	**E66.1** For a roadside stall[(68)]: a. no more than one roadside stall[(68)] per property; b. goods offered for sale are only goods grown, produced or manufactured on the site; c. the maximum area associated with a roadside stall[(68)], including any larger separate items displayed for sale, does not exceed 20m^2. **E66.2** Roadside stall[(68)]: a. provide car parking for 2 vehicles off the road carriage and located on the property; b. is located no closer than 100m from an intersection.

	Note - Refer to Overlay map - Road hierarchy for road classification.
Rural industry(70)	
PO67 Rural industry(70): a. adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity; b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment.	No example provided.
Sales office(72)	
PO68 Sales office(72) remain temporary in duration and retain a physical connection to land or building being displayed or sold.	**E68** Development is carried out for no longer than 2 years.
Telecommunications facility(81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81)must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO69 Telecommunications facilities(81) are co-located with existing telecommunications facilities(81), Utility installation(86), Major electricity infrastructure(43) or Substation(80) if there is already a facility in the same coverage area.	**E69.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E69.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO70 A new Telecommunications facility(81) is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E70** A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO71	**E71**

Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site.	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO72 The Telecommunications facility[81] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E72.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E72.2 In all other areas towers do not exceed 35m in height.
	E72.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E72.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E72.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	E72.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO73	**E73**

Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO74 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**E74** All equipment comprising the Telecommunications facility[81] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Wholesale nursery[89]	
PO75 Buildings and activities associated with a wholesale nursery[89]: a. ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties; b. do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora; c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; d. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Veterinary services[87]	
PO76 Buildings and activities associated with veterinary services[87]: a. are for veterinary care, surgery and treatment of animals only; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a arterial or sub-arterial.	No example provided.

Note - Refer to Overlay map - Road hierarchy for road classification.	
Winery[90]	
PO77 Buildings and activities associated with winery[90]: a. are for a winery[90] and ancillary activities only. Uses not affiliated with winery[90] activities, or the sale of products produced or manufactured on-site, are avoided; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; and c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.

Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas. Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.	
PO78 Development: a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire.	**E78.1** Buildings and structures are: a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. **E78.2** Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting

	water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959
PO79 Development and associated driveways and access ways: a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire.	**E79** A length of driveway: a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
PO80 Development provides an adequate water supply for fire-fighting purposes.	**E80** a. a reticulated water supply is provided by a distributer 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.
PO81 Development: 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. 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.	**E81** Development does not involve the manufacture or storage of hazardous chemicals.

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

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

a. Clearing of native vegetation located within an approved development footprint;

b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

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

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

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

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

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

Vegetation clearing and habitat protection	
PO84 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO85 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO86 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO87 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO88 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to	No example provided.

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.	
PO89 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO90 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO91 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO92	No example provided.

Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO93 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in Schedule 11 of the Regulation, in combination with the requirements of the Environmental Offsets Act 2014, apply.	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	

PO94
 	
Development:
 	
a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;
b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;
c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:
 	
i. locating the furthest distance possible from the transportation route;
ii. habitable rooms being located the furthest from the transportation route;
iii. shielding and screening private outdoor recreation space from the transportation routes.
	E94
	
	The following uses are not located within the 100m wide transport route buffer:
	
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO95	**E95.1**

Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	Development does not create a new vehicle access point onto an Extractive resources transport route. **E95.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO96 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E96** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO97 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or	No example provided.

b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	
PO98 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO99 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**E99** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO100 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E100** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)	

Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.	
PO101 Development: a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.	**E101** Development does not: a. involve earthworks exceeding 50m^3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
PO102 Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties.	**E102** Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
PO103 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: a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.	**E103** Development does not involve the manufacture, handling or storage of hazardous chemicals.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	

Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO104 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO105 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO106 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO107 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.	**E107** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and

	the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO108 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.	**E108** 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.
PO109 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E109.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E109.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO110 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park(57)	
PO111 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:	**E111** 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.

a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	
Riparian and wetland setbacks	
PO112 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**E112** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

6.2.3.2 Transition precinct

6.2.3.2.1 Developable lots

6.2.3.2.1 Purpose - Transition precinct, developable lot

Editor's note -The outcomes in this section are generally the same as Interim precinct but for developable lots

1. For uses on developable lots the purpose of the Emerging Community Zone - transition precinct will be achieved through the following overall outcomes:

    a. For interim uses development only occurs on a developable lot that is not serviced by all local government networks including water and sewer.

    b. Development is to maintain a semi-rural character until such time as availability and provision of infrastructure is delivered and relevant site specific constraints are resolved.

    c. Interim uses are appropriate in this precinct where they:

        i. would be compatible with the existing semi-rural character and urban uses;

        ii. would not prejudice or delay the development of the site and adjoining areas;

        iii. are low intensity in nature and characterised by low investment in buildings and infrastructure relative to the value of the site.

    d. Residential activities consist of detached dwelling houses(22) or caretaker's accommodation(10), predominantly on large lots.

    e. The character and scale of dwelling houses(22) are compatible with the intended character for the precinct.

    f. Secondary dwellings associated with a principal dwelling, remaining subordinate and ancillary to the principal dwelling to retain the low density, low intensity, residential form of a dwelling house(22).

    g. Garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.

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

    i. Dwelling houses(22) are provided with infrastructure and services at a level suitable for the area as a transition precinct.

    j. Dwelling houses(22) are responsive to the lot shape, dimensions and topographic features.

    k. Non-residential uses do not result in adverse or nuisance impacts on adjoining properties or the wider environment. Any adverse or nuisance impacts are contained and internalised to the site through location, design, operation and on-site management practices.

    l. General works associated with the development achieves the following:

        i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
        ii. the development manages stormwater to:

            A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
            B. prevent stormwater contamination and the release of pollutants;
            C. maintain or improve the structure and condition of drainage lines and riparian areas;
            D. avoid off-site adverse impacts from stormwater.

iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke

n. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

A. the provision of replacement, restoration, rehabilitation planting and landscaping;
B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

v. protecting native species and protecting and enhancing species habitat;
vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
x. ensuring effective and efficient disaster management response and recovery capabilities;
xi. where located in an overland flow path:

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

o. Development in the Transition precinct, on a developable lot includes one or more of the following:

• Animal husbandry(4) • Animal keeping(5) - if not for a cattery or kennel	• Dwelling House(22) • Emergency services • Environment facility(26)	• Rural Industry(70) - if on a lot greater than 1ha and having a GFA of 150m^2 or less

• Caretaker's accommodation[10] • Cropping[19] - if not forestry for wood production	• Home based business[35] • Intensive horticulture[40] - if on a lot greater than 1ha • Roadside stall[68]	• Sales office[72] • Veterinary services[87] • Wholesale nursery[89]

p. Development in the Transition precinct, on a developable lot does not include any of the following:

• Adult store[1] • Agricultural supplies store[2] • Air services[3] • Animal keeping[5] - if for a cattery or kennel • Aquaculture[6] • Bar[7] • Brothel[8] • Bulk landscape supplies[9] • Car wash[11] • Cemetery[12] • Community residence[16] • Crematorium[18] • Cropping[19] - if forestry for wood production • Detention facility[20] • Dual occupancy[21] • Dwelling unit[23] • Extractive industry[27] • Food and drink outlet[28] • Function facility[29] • Funeral parlour[30]	• High impact industry[34] • Hospital[36] • Hotel[37] • Indoor sport and recreation[38] • Intensive animal industry[39] • Low impact industry[42] • Major sport, recreation and entertainment facility[44] • Marine industry[45] • Market[46] • Medium impact industry[47] • Motor sport facility[48] • Multiple dwelling[49] • Nature-based tourism[50] • Nightclub entertainment facility[51] • Non-resident workforce accommodation[52] • Office[53] • Outdoor sales[54] • Outdoor sport and recreation[55]	• Port services[61] • Relocatable home park[62] • Renewable energy facility[63] • Research and technology industry[64] • Residential care facility[65] • Resort complex[66] • Retirement facility[67] • Rooming accommodation[69] • Rural workers' accommodation[71] • Service industry[73] • Service station[74] • Shop[75] • Shopping centre[76] • Short-term accommodation[77] • Showroom[78] • Special industry[79] • Theatre[82] • Tourist attraction[83]

• Garden centre[31] • Hardware and trade supplies[32] • Health care services[33]	• Parking station[58] • Permanent plantation[59]	• Tourist park[84] • Transport depot[85] • Warehouse[88]

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

6.2.3.2.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part C, Table 6.2.3.2.1.1. Where the development does not meet a requirement for accepted development (RAD) within Part C Table 6.2.3.2.1.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.(1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO5
RAD3	PO7
RAD4	PO6
RAD5	PO8
RAD6	PO9, PO10
RAD7	PO11-PO14
RAD8	PO11-PO14
RAD9	PO15
RAD10	PO16
RAD11	PO19
RAD12	PO20
RAD13	PO29
RAD14	PO23
RAD15	PO23
RAD16	PO23
RAD17	PO33
RAD18	PO35
RAD19	PO32
RAD20	PO32
RAD21	PO36

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD22	PO39
RAD23	PO40
RAD24	PO41
RAD25	PO40
RAD26	PO47
RAD27	PO42
RAD28	PO42
RAD29	PO45
RAD30	PO45
RAD31	PO46
RAD32	PO48-PO50, PO52. PO53, PO55
RAD33	PO52
RAD34	PO48
RAD35	PO48
RAD36	PO48
RAD37	PO54
RAD38	PO48
RAD39	PO48
RAD40	PO50
RAD41	PO50
RAD42	PO56
RAD43	PO56
RAD44	PO56
RAD45	PO57
RAD46	PO58
RAD47	PO59
RAD48	PO59
RAD49	PO59
RAD50	PO60
RAD51	PO61
RAD52	PO61
RAD53	PO61
RAD54	PO62
RAD55	PO61

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD56	PO61
RAD57	PO61
RAD58	PO63
RAD59	PO63
RAD60	PO64
RAD61	PO64
RAD62	PO65
RAD63	PO69
RAD64	PO69
RAD65	PO69
RAD66	PO69
RAD67	PO69
RAD68	PO71
RAD69	PO73
RAD70	PO74
RAD71	PO75
RAD72	PO75
RAD73	PO75
RAD74	PO75
RAD75	PO77
RAD76	PO81
RAD77	PO82
RAD78	PO82
RAD79	PO83
RAD80	PO84
RAD81	PO85
RAD82	PO86-PO97
RAD83	PO86-PO97
RAD84	PO98
RAD85	PO99
RAD86	PO99
RAD87	PO100
RAD88	PO100
RAD89	PO103

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD90	PO103
RAD91	PO103
RAD92	PO104
RAD93	PO105
RAD94	PO106
RAD95	PO113
RAD96	PO107
RAD97	PO107
RAD98	PO109
RAD99	PO108
RAD100	PO108
RAD101	PO108
RAD102	PO107
RAD103	PO109
RAD104	PO109
RAD105	PO111, PO112
RAD106	PO115-PO117, PO119-PO121
RAD107	PO115-PO117, PO119-PO121
RAD108	PO115-PO117
RAD109	PO118
RAD110	PO122
RAD111	PO123

Part C - Requirements for accepted development - Transition precinct, developable lot

Table 6.2.3.2.1.1 Requirements for accepted development - Transition precinct, developable lot

Requirements for accepted development - For developable lots only	
General requirements	
Servicing	
RAD1	The site is a developable lot that is not serviced with all local government networks including water and sewer.
Building height	
RAD2	Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
RAD3	Buildings and structures associated with the following uses are setback from all lot boundaries as follows:

	a. Animal husbandry[4] (buildings only) - 10m; b. Cropping[19] (buildings only) - 10m; c. Animal keeping[5], excluding catteries and kennels - 20m; d. Cropping[19] (buildings only) - 10m; e. Intensive horticulture[40] - 10m; f. Rural Industry[70] - 20m; g. Wholesale nursery[89] - 10m; h. Veterinary services[87] - 10m.
RAD4	Unless specified elsewhere in the zone code, all other buildings and structures are setback: a. Road frontage - 6m minimum; b. Side and Rear - 4.5m minimum. Note - For a Dwelling house[22] where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints requirements Bushfire hazard. Note - This provision does not apply where a development footprint exists for a lot.
Development footprint	
RAD5	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint .
Lighting	
RAD6	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Hazardous chemicals	
RAD7	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Quantity thresholds for hazardous chemicals stored as accepted development subject to requirements complies with Table 9.0.3 Hazardous chemicals.
RAD8	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessable thresholds.
Waste treatment	
RAD9	All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
RAD10	On-site car parking is provided in accordance with Schedule 7 - Car parking.

Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD11	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.

Works requirements	
Utilities	
RAD12	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

Access	
RAD13	The frontage road is fully constructed to Council's standards. Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - Frontage roads include streets where no direct lot access is provided.
RAD14	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with:

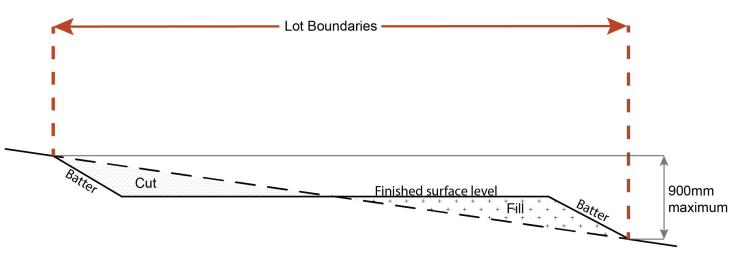
	a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD15	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD16	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

Stormwater	
RAD17	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy – Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD18	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area. Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD19	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated.

	Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD20	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD21	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows: Pipe Diameter / Minimum Easement Width (excluding access requirements) Stormwater Pipe up to 825mm diameter / 3.0m Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter / 4.0m Stormwater pipe greater than 825mm diameter / Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits. Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.

Site works and construction management	
RAD22	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD23	Development does not cause erosion or allow sediment to leave the site. Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.
RAD24	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD25	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.

RAD26	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD27	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD28	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD29	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works
RAD30	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD31	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

Earthworks	
RAD32	The total of all cut and fill on-site does not exceed 900mm in height. **Figure - Cut and Fill**  Note - This is site earthworks not building work.

RAD33	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD34	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD35	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD36	All fill and excavation is contained on-site and is free draining.
RAD37	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD38	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
RAD39	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
RAD40	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD41	Filling or excavation that would result in any of the following is not carried out on site: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm;

	b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

RAD42	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks**(84)** or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;

	ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD43	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD44	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
RAD45	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
RAD46	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.

<table>
<tr><th colspan="2">Use specific requirements</th></tr>
<tr><td colspan="2">Dwelling house(22) - Secondary dwelling</td></tr>
<tr><td>RAD47</td><td>The siting and design of dwellings ensures that the secondary dwelling is:

a. not located in front of the primary dwelling;

b. annexed to (adjoining, below or above) or located within 50.0m of the primary dwelling (excluding domestic outbuildings).

Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding the domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.</td></tr>
<tr><td>RAD48</td><td>No more than 1 secondary dwelling is located on an allotment.</td></tr>
<tr><td>RAD49</td><td>The GFA of the secondary dwelling does not exceed 100m^2 GFA.</td></tr>
<tr><td colspan="2">Dwelling house(22) - Domestic outbuildings</td></tr>
<tr><td>RAD50</td><td>Domestic outbuildings:

a. have a total combined maximum roofed area as outlined below:

<table><tr><th>Size of lot</th><th>Max. Roofed area</th></tr><tr><td>Less than 600m^2</td><td>50m^2</td></tr><tr><td>600m^2 - 1000m^2</td><td>70m^2</td></tr><tr><td>Greater than 1000m^2 – 2000m^2</td><td>80m^2</td></tr><tr><td>Greater than 2000m^2</td><td>150m^2</td></tr></table>
Note - Building Work is excluded from the GFA calculations.

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

c. are located behind the main building line and not within primary or secondary frontage setbacks or trafficable water body setbacks.

Note - for c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.</td></tr>
<tr><td colspan="2">Home based business(35)</td></tr>
<tr><td>RAD51</td><td>Home based business(s)(35) are fully contained within a dwelling or on-site structure, except for a home based child care facility.</td></tr>
<tr><td>RAD52</td><td>The maximum total use area is 100m^2.</td></tr>
<tr><td>RAD53</td><td>Up to 2 additional non-resident , either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.

Note - This provision does not apply to Bed and Breakfast or farmstay business.</td></tr>
</table>

RAD54	Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farmstay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work.
RAD55	The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house[(22)] is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house[(22)].
RAD56	Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m.
RAD57	Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
RAD58	The use does not involve vehicle servicing or major repairs, including spray painting or panel beating. Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing engine fluids, filters and parts such as batteries and plugs.
RAD59	The use is not an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.*
RAD60	Only goods grown, produced or manufactured on-site are sold from the site.
RAD61	Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from boundary of the site.
RAD62	For bed and breakfast and farmstays: a. overnight accommodation is provided in the dwelling house[(22)] of the accommodation operator. b. maximum 4 bedrooms are provided for a maximum of 10 guests. c. meals are served to paying guests only. d. rooms do not contain food preparation facilities. Note - RAD51 - RAD61 above do not apply to home based business[(35)].

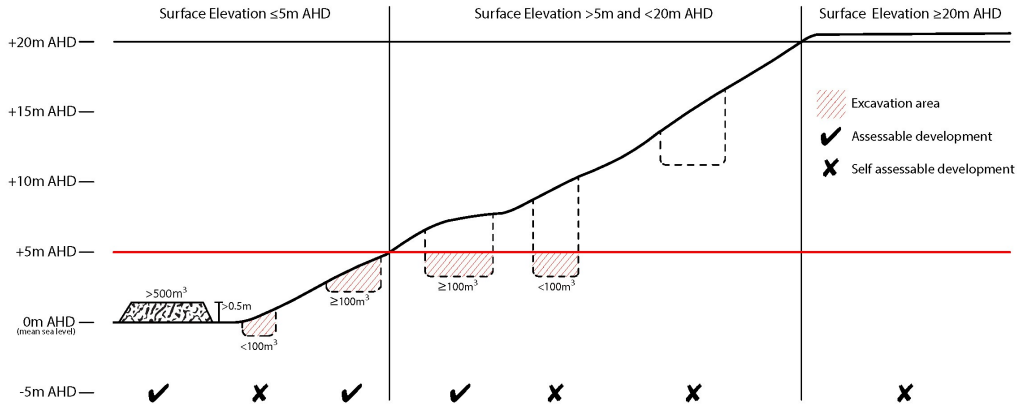
Roadside stalls[68]	
RAD63	No more than one roadside stall[68] per property.
RAD64	Goods offered for sale are only goods grown, produced or manufactured on the site.
RAD65	The maximum area associated with a roadside stall[68], including any larger separate items displayed for sale, does not exceed 20m^2.
RAD66	Car parking for 2 vehicles is provided off the road carriage and located on the property.
RAD67	The roadside stall[68] is located no closer than 100m from an intersection.
Sales office[72]	
RAD68	A sales office[72] is located on the site for no longer than 2 years.
Telecommunications facility[81] Editor's note - In accordance with the Federal legislation Telecommunications facilities[81] must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD69	A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD70	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD71	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
RAD72	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD73	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD74	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD75	All equipment comprising the telecommunications facility[81] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

Values and constraints requirements

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

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

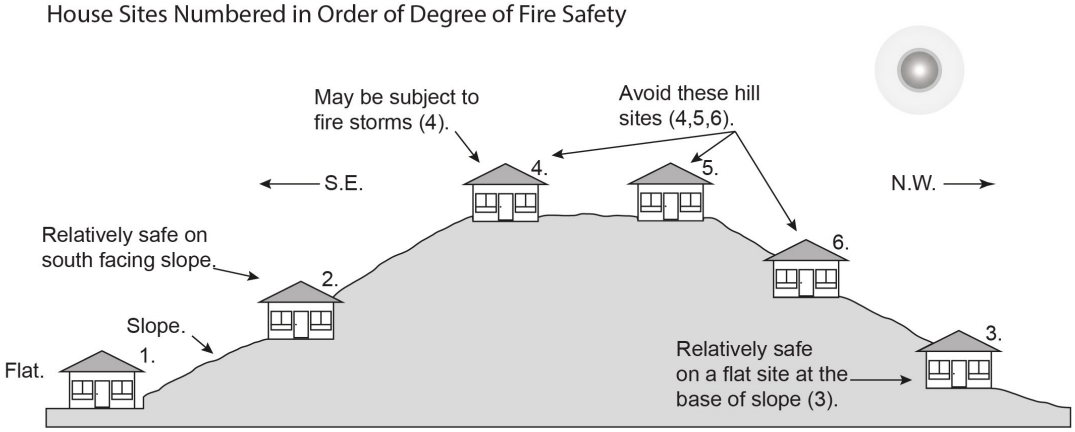
Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.

RAD76	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m AHD. 

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

Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.

RAD77	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.

	House Sites Numbered in Order of Degree of Fire Safety  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD78	Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD79	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD80	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures.

	b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD81	Development does not involve the manufacture or storage of hazardous chemicals.

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

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

a. Clearing of native vegetation located within an approved development footprint;

b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD82	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house**(22)** and all associated facilities* or an extension to an existing dwelling house**(22)** only, and comprises an area no greater than 1500m^2.

	Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.
RAD83	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD84	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation**(10)**, except where located in the Extractive industry zone; b. Community residence**(16)**; c. Dual occupancy**(21)**; d. Dwelling house;**(22)** e. Dwelling unit**(23)**; f. Hospital**(36)**; g. Rooming accommodation**(69)**; h. Multiple dwelling**(49)**;

	i. Non-resident workforce accommodation[(52)]; j. Relocatable home park[(62)]; k. Residential care facility[(65)]; l. Resort complex[(66)]; m. Retirement facility[(67)]; n. Rural workers' accommodation[(71)]; o. Short-term accommodation[(77)]; p. Tourist park[(84)].
RAD85	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD86	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD87	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD88	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD89	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD90	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD91	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	

RAD92	Development does not: a. involve earthworks exceeding 50m^3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD93	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD94	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)	
RAD95	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
RAD96	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD97	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD98	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD99	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD100	On-site sewerage facilities in a Water supply buffer for a dwelling house**(22)** include: a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD101	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD102	Development involving Permanent plantation**(59)** within a Water supply buffer maintains a minimum of 30% ground cover at all times.

RAD103	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD104	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD105	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation[(80)] ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD106	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.
RAD107	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD108	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD109	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.
RAD110	Development for a material change of use or building work for a Park[(57)] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD111	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

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

Part D - Criteria for assessable development - Transition precinct, developable lot

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part D, Table 6.2.3.2.1.2 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.3.2.1.2 Assessable development - Transition precinct, developable lot

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Servicing	
PO1 The site is a developable lot that is not serviced with all local government networks including water and sewer.	No example provided.
Interim uses	
PO2 Interim uses: a. do not fragment or alienate the land or result in the loss of land for future urban purposes; b. result in minimal investment; c. do not prejudice or delay the use of the land for urban purposes.	No example provided.
PO3 Interim uses: a. are adequately serviced with necessary infrastructure to meet on-site needs and requirements; b. are of a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the interim precinct; c. are designed, located and operated in a manner that avoids nuisance impacts on adjoining properties;	No example provided.

d. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; e. are not visually dominant from the streetscape or adjoining properties; f. utilise materials, finishes and colours that are consistent with existing semi-rural environment.	
Site density	
PO4 Development does not result in residential density exceeding more than one dwelling house[22] per lot.	No example provided.
Building height	
PO5 The height of buildings and structures: a. is consistent with the existing low rise, open area and low density character and amenity of the Interim precinct; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.	**E5** Unless otherwise specified in this code, the height of all buildings and structures does not exceed 5m.
Setbacks	
PO6 Buildings and structures are setback to: a. be consistent with the semi-rural character of the area; b. result in development not being visually dominant or overbearing with respect on adjoining properties; c. maintain the privacy of adjoining.	**E6** Unless specified elsewhere in the zone code, the minimum setback from a boundary is as follows: a. Front boundary – 6m; b. Side boundary – 4.5m; c. Rear boundary – 4.5m. Note - This provision does not apply where a development footprint exists for a lot.
PO7 Non-residential uses are setback to ensure: a. chemical spray, fumes, odour, dust are contained on-site;	**E7** The following uses and associated buildings are setback from all property boundaries as follows: a. Animal husbandry[4] (buildings only) - 10m;

b. unreasonable nuisance or annoyance resulting from, but not limited to; noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the interim precinct.	b. Cropping[(19)] (buildings only) - 10m; c. Animal keeping[(5)], excluding catteries and kennels - 20m; d. Cropping[(19)] (buildings only) - 10m; e. Intensive horticulture[(40)] - 10m; f. Rural Industry[(70)] - 20m; g. Wholesale nursery[(89)] - 10m; h. Veterinary services[(87)] - 10m.
Development footprint	
PO8 Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint .	No example provided.
Amenity	
PO9 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
PO10 Development is located, designed and operated to avoid nuisance impacts caused by glare and lighting on another property. Nuisance effects generated as a result of development are to be contained to the development site.	**E10** Illumination does not exceed the recommended maximum values of light technical parameters for the control of obtrusive light in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.
Hazardous chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO11 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**E11.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours:

	i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E11.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10-6/year.
	E11.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria E11.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	E11.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours:

	i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria E11.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO12 Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	**E12** Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
PO13 Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.	**E13** Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.
PO14 Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.	**E14.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a) bulk tanks are anchored so they cannot float if submerged or inundated by water; and b) tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	E14.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Waste Treatment	
PO15	**E15**

Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.	All concentrated animal use areas (e.g. Sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.
Car parking	
PO16 Traffic generation, vehicle movement and on-site car parking associated with an activity: a. provides safe, convenient and accessible access for vehicles and pedestrians; b. provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; c. is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; and d. does not result adverse impacts on the efficient and safe functioning of the road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**E16** On-site car parking is provided in accordance with Schedule 7 - Car parking.
Noise	
PO17 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Noise is to be mitigated in accordance with Planning scheme policy - Noise. Note - The use of walls, barriers or fences that are visible from a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No example provided.
PO18 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:	**E18.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.
	E18.2

a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO19 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No example provided.
Works criteria	

Utilities	
PO20 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.

Access	
PO21 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO22 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E22.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E22.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E22.3 The development layout allows forward vehicular access to and from the site.
PO23 Safe access is provided for all vehicles required to access the site.	**E23.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities;

	iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E23.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	E23.3 Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
	E23.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
PO24 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E24** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.

PO25 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E25.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E25.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.

Street design and layout	
PO26 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions: a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO.	No example provided.

Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO27 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion; • Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6,000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	**E27.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E27.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E27.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO28	**E28**

New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	New intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or collector function: i. intersecting road located on same side = 100 metres; ii. intersecting road located on opposite side = 50 metres. b. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 300 metres; ii. intersecting road located on opposite side = 150 metres. c. When the through road provides an arterial function: i. intersecting road located on the same side = 500 metres; ii. intersecting road located on opposite side = 250 metres. d. Walkable block perimeter does not exceed 1500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (i.e. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.
PO29 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m.	**E29** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** | **Minimum construction**

Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement) gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.
	Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads. Note - Construction includes all associated works (services, street lighting and linemarking). Note - Alignment within road reserves is to be agreed with Council. Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	

Stormwater	
PO30 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	**E30.1** The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.
	E30.2 Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.
	E30.3

	Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM.
PO31 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E31.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	E31.2 The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E31.3 Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
	E31.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
PO32 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E32** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO33 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details.	No example provided.

Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	
PO34 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No example provided.
PO35 Where development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in: i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives. Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).	No example provided.
PO36	**E36** Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes. Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.	<table><tr><th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr><tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr><tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr><tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr></table> Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
PO37 Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO38 Council is provided with accurate representations of the completed stormwater management works within residential developments.	**E38** "As Built" drawings and specifications of the stormwater management devices certified by an RPEQ is provided. Note - Documentation is to include: a. photographic evidence and inspection date of the installation of approved underdrainage; b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.

Site works and construction management	
PO39 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO40	**E40.1**

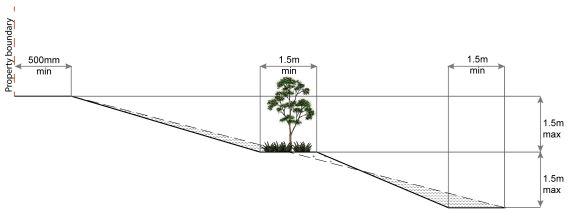
All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. ponding or concentration of stormwater does not occur on adjoining properties.
	E40.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E40.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E40.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.

PO41 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E41** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO42 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	**E42.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. **E42.2** All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. **E42.3** Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. **E42.4** Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this E. **E42.5** Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.

	Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.
	E42.6 Access to the development site is obtained via an existing lawful access point.
PO43 All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**E43** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO44 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	**E44** Soil disturbances are staged into manageable areas of not greater than 3.5 ha.
PO45 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E45.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. **E45.2** Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.

	Note - The chipped vegetation must be stored in an approved location.
PO46 All development works are carried out at times which minimise noise impacts to residents.	**E46** All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO47 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.

Earthworks	
PO48 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E48.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary. **E48.2** Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. **E48.3** Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ. **E48.4** All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.

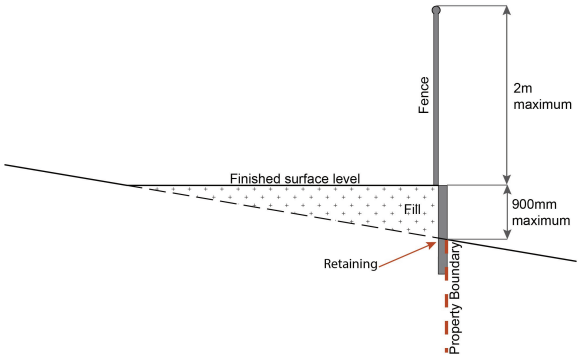
	E48.5 All filling or excavation is contained on-site and is free draining.
	E48.6 All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E48.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO49 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E49** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO50 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E50.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
	E50.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;

	b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO51 Filling or excavation does not cause any adverse impacts on utility services or on-site effluent disposal areas.	**E51.1** The area subject to filling or excavation does not contain any utility services.
	E51.2 The distance between the top water level of a private dam and the irrigation area of a household sewage treatment plant (secondary treatment) is 30.0 metres.
	E51.3 The distance between the top water level of a private dam and the irrigation area of a septic trench (primary treatment) is 50.0 metres. Note - Refer to the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 where contained within water resource area and water supply buffer area.
PO52 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO53 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site;	No example provided.

c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
PO54 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.	**E54** Filling and excavation undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.

PO55 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E55** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on boundary



c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;

d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

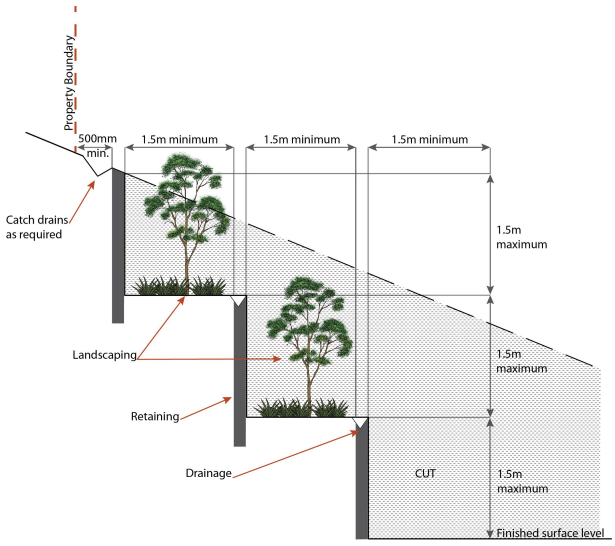
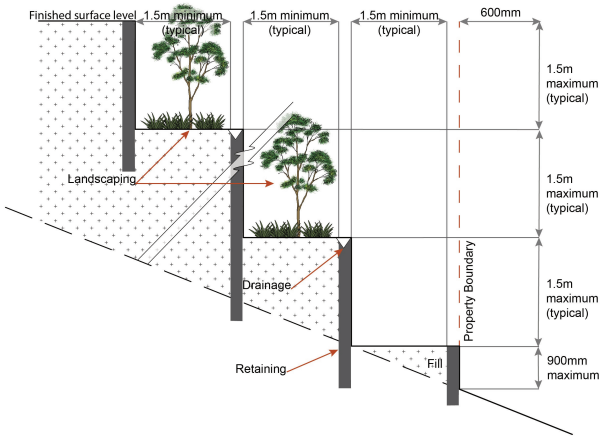


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or

ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or

iii. material change of use for a Tourist park(84) with accommodation in the form of caravans or tents; or

iv. material change of use for outdoor sales(54), outdoor processing or outdoor storage where involving combustible materials.

AND

b. none of the following exceptions apply:

i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or

ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

PO56	E56.1
Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds;	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:

c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks[84] or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales[54], processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales[54], outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	E56.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	E56.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO57	**E57** For development that contains on-site fire hydrants external to buildings:

On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO58 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E58** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.

Use specific criteria
Dwelling house[(22)] - Secondary dwelling

PO59 Secondary dwellings: a. are subordinate and ancillary to the primary dwelling in size and function; b. are not larger than 100m^2 GFA; c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the dwelling house[(22)] on-site.	**E59.1** The siting and design of dwellings ensures that the secondary dwelling is: a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 50m of the primary dwelling (excluding domestic outbuildings); c. accessed from the existing driveway giving access to the Dwelling house[(22)]. Note - The requirements to locate a Secondary dwelling within 50m of the primary dwelling is measured from the outermost projection of the primary dwelling (being the main house, excluding domestic outbuildings) to the outermost projection of the Secondary dwelling. The entire Secondary dwelling does not need to be contained within the specified distance.
	E59.2 No more than 1 secondary dwelling is located on an allotment.
	E59.3 The GFA of the secondary dwelling does not exceed 100m^2.
Dwelling house[(22)] - Domestic outbuildings	
PO60 Domestic outbuildings and car ports are: a. of a height that does not negatively impact the visual amenity of adjoining properties; b. located on-site to not dominate the streetscape.	**E60** Domestic outbuildings: a. have a total combined maximum roofed area as outlined below: **Size of lot** / **Max. Roofed Area** Less than 600m^2 / 50m^2 600m^2 - 1000m^2 / 70m^2 Greater than 1000m^2 – 2000m^2 / 80m^2 Greater than 2000m^2 / 150m^2 b. have a maximum building height of 4m and a mean height not exceeding 3.5m; c. are located behind the main building line and not within primary or secondary frontage or trafficable water body setbacks. Note - For c. above to determine the main building line a trafficable water body boundary is to be treated the same as a secondary frontage.

Home based business[35]	
PO61 Home based business(s)[35]: a. Are subordinate in size and function to the primary use on the site being a permanent residence; b. Are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. Store no more heavy vehicles, trailer and motor vehicle on-site, as follows: i. 1 heavy vehicle; ii. 1 trailer; iii. Up to 3 motor vehicles. d. Results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low built form and open area character and amenity anticipated in the precinct; e. Are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; f. Sufficiently separated from adjoining properties so development does not result in adverse visual, noise or nuisance impacts on adjoining residents	**E61.1** Home based business(s)[35] having a maximum total use area is 100m^2, are fully contained within a dwelling or on-site structure, except for a home based child care facility. **E61.2** Up to 2 additional non-resident, either an employee or customer, are permitted on the site at any one time. Note - This provision does not apply to Bed and Breakfast or farmstay business. **E61.3** The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows: a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles. Note - The car parking provision associated with the dwelling house[22] is in addition to this requirement. Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house[22]. **E61.4** Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination at least 1.8m in height along the length of those areas. Note - Planting for screening is to have a minimum depth of 3m. **E61.5** Heavy vehicle storage buildings, parking areas and standing areas are setback a minimum of 30m from all property boundaries.
PO62	**E62**

The hours of operation for home based business(s)[35] are managed so that the activity does not adversely impact on the low intensity character and amenity anticipated in the precinct.	Hours of operation to be restricted to 8:00am to 6:00pm Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday or Anzac Day, except for: a. bed and breakfast or farm stay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
PO63 The Home based business(s)[35] does not result in: a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA).	**E63.1** The use does not involve heavy vehicle servicing or major repairs, including spray painting or panel. **E63.2** Home based business(s)[35] do not comprise an environmentally relevant activity (ERA) as defined in the *Environmental Protection Regulation 2008.* **E63.3** Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke. Note - Nuisance is defined in the Environmental Protection Act 1994.
PO64 On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**E64.1** Only goods grown, produced or manufactured on-site are sold from the site. **E64.2** Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.
PO65 Bed and breakfast and farmstays are of a size and scale that: a. are consistent with the low intensity, open area character and amenity of the rural residential area; b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.	**E65** For bed and breakfast and farmstays: a. short-term accommodation[77] is provided in the dwelling house[22] of the accommodation operator; b. maximum 4 bedrooms are provided for a maximum of 10 guests;

	c. meals are served to paying guests only; d. rooms do not contain food preparation facilities.
Major electricity infrastructure[43], Substation[80] and Utility installation[86]	
PO66 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E66.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E66.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO67 Infrastructure does not have an impact on pedestrian health and safety.	**E67** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO68 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**E68** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.
Roadside stall[68]	
PO69 A roadside stall[68]: a. comprises only one roadside stall[68] per property;	**E69.1** For a roadside stall[68]: a. no more than one roadside stall[68] per property;

b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties; d. is designed and located to ensure safe and accessible access, egress and on-site parking and not negatively impact the road network.	b. goods offered for sale are only goods grown, produced or manufactured on the site; c. the maximum area associated with a roadside stall[68], including any larger separate items displayed for sale, does not exceed 20m^2. **E69.2** Roadside stall[68]: a. provide car parking for 2 vehicles off the road carriage and located on the property; b. is located no closer than 100m from an intersection. Note - Refer to Overlay map - Road hierarchy for road classification.
Rural industry[70]	
PO70 Rural industry[70]: a. adopt construction materials and use of colour for buildings and structures are visually compatible with the rural residential character and amenity; b. is of a size, scale and design that is not visually dominant, overbearing and inconsistent with the low intensity built form and open area character and amenity of the rural residential environment.	No example provided.
Sales office[72]	
PO71 Sales office[72] remain temporary in duration and retain a physical connection to land or building being displayed or sold.	**E71** Development is carried out for no longer than 2 years.
Telecommunications facility[81] Editor's note - In accordance with the Federal legislation Telecommunications facilities [81]must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO72 Telecommunications facilities[81] are co-located with existing telecommunications facilities[81], Utility installation[86], Major electricity infrastructure[43] or Substation[80] if there is already a facility in the same coverage area.	**E72.1** New telecommunication facilities[81] are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.

	E72.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO73 A new Telecommunications facility[(81)] is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E73** A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO74 Telecommunications facilities[(81)] do not conflict with lawful existing land uses both on and adjoining the site.	**E74** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO75 The Telecommunications facility[(81)] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E75.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	E75.2 In all other areas towers do not exceed 35m in height.
	E75.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	E75.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	E75.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.

	E75.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO76 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**E76** An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO77 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**E77** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Wholesale nursery(89)	
PO78 Buildings and activities associated with a wholesale nursery(89): a. ensures the propagation of plants, whether or not in the open, occur without loss of amenity to adjacent properties; b. do not result in any form of environmental degradation, including, but not limited to, soil degradation, pollution of natural water courses and introduction of exotic plant species into the natural on-site or adjoining flora; c. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; d. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Veterinary services(87)	

PO79 Buildings and activities associated with veterinary services[87]: a. are for veterinary care, surgery and treatment of animals only; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.
Winery[90]	
PO80 Buildings and activities associated with winery[90]: a. are for a winery[90] and ancillary activities only. Uses not affiliated with winery[90] activities, or the sale of products produced or manufactured on-site, are avoided; b. are landscaped, fenced and screened in a manner to reduce the visual appear of buildings, structures, storage and parking areas; and c. have vehicle access from a road classified as a arterial or sub-arterial. Note - Refer to Overlay map - Road hierarchy for road classification.	No example provided.

Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.	
PO81	**E81** Development does not involve:

Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
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.	
PO82 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.	**E82.1** Buildings and structures are: a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. **E82.2** Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:

	i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959
PO83 Development and associated driveways and access ways: a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire.	**E83** A length of driveway: a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
PO84 Development provides an adequate water supply for fire-fighting purposes.	**E84** a. a reticulated water supply is provided by a distributer 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.
PO85 Development: 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.	**E85** Development does not involve the manufacture or storage of hazardous chemicals.

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

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

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

a. Clearing of native vegetation located within an approved development footprint;

b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO86 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area	No example provided.

and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO87 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	No example provided.
Vegetation clearing and habitat protection	
PO88 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO89 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;	No example provided.

b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO90 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No example provided.
Vegetation clearing and soil resource stability	
PO91 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO92 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No example provided.
PO93 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	

PO94 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO95 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No example provided.
PO96 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO97 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.	No example provided.

Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	

PO98
 	
Development:
 	
a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;
b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;
c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:
 	
i. locating the furthest distance possible from the transportation route;
ii. habitable rooms being located the furthest from the transportation route;
iii. shielding and screening private outdoor recreation space from the transportation routes.
	E98
	
	The following uses are not located within the 100m wide transport route buffer:
	
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO99 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E99.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E99.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	

PO100 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**E100** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO101 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO102 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO103 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment	**E103** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.	
PO104 Development: a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.	**E104** Development does not: a. involve earthworks exceeding $50m^3$; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
PO105 Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties.	**E105** Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
PO106 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: a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development;	**E106** Development does not involve the manufacture, handling or storage of hazardous chemicals.

c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO107 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E107.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.
	E107.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.
	E107.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
	E107.4 Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.
	E107.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
PO108 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	**E108** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas;

	d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
PO109 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E109** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
PO110 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E110** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO111 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations(80) to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E111** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation(80)are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO112 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation(80) to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise.	No example provided.

Note - Habitable room is defined in the Building Code of Australia (Volume 1)	
PO113 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E113** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO114 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E114** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO115 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.
PO116 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for	No example provided.

any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	
PO117 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO118 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.	**E118** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO119 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.	**E119** 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.
PO120 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development	**E120.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.

does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**E120.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO121 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park(57)	
PO122 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E122** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO123 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity;	**E123** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line

c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

6.2.3.2.2 Developed lots

6.2.3.2.2.1 Purpose - Transition precinct, Developed lot

Editor's note -The outcomes in this section are generally the same as General residential zone - Next generation neighbourhood precinct or the urban neighbourhood precinct (where identified in the Morayfield South urban area on 'Figure 6.2.3.2.2.1 Morayfield South urban area') but for developed lots.

1. For uses on developed lots that are serviced with all local government networks including water and sewer, the purpose of the Emerging community zone - transition precinct will be achieved through the following overall outcomes:

    a. Development only occurs on a developed lot that is serviced by all local government networks including water and sewer.

    b. The Transition precinct will mainly comprise a series of residential neighbourhoods that will each achieve:

        i. a minimum site density of 45 dwellings per hectare if on land within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area'; or

        ii. between 15 and 75 dwellings per hectare for all other areas.

    c. Neighbourhoods will have a mix of residential uses, tenure and densities on a variety of lot sizes providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs. Land within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' will be of a scale and density to facilitate an efficient use of land that supports compact, walkable and sustainable communities that are well connected to adjoining centres, community and social infrastructure.

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

    e. Medium to high density residential uses (e.g. Multiple dwelling[(49)], Relocatable home park[(62)], Residential care facilities[(65)], Retirement facility[(67)], Rooming accommodation[(69)], Short-term accommodation[(77)]) are located in proximity to a range of services and public transport stop(s) or station(s).

    f. The design, siting and construction of residential uses are to:

        i. contribute to an attractive streetscape with priority given to pedestrians;

        ii. encourage passive surveillance of public spaces;

        iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area;

        iv. provide a diverse and attractive built form;

        v. orientate to integrate with the street and surrounding neighbourhood;

        vi. incorporate sub-tropical urban design principles that respond to local climatic conditions;

        vii. incorporate sustainable practices including maximising energy efficiency and water conservation;

        viii. incorporate natural features and respond to site topography;

        ix. cater for appropriate car parking and manoeuvring areas on-site;

        x. be of a scale and density consistent with the low to medium density residential character intended for the area;

xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure;

xii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling.

g. Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.

h. Non-residential uses in the Transition precinct on a developed lot take the form of community activities, corner stores, neighbourhood hubs and local centres.

i. Community activities:

i. establish in a location that may be serviced by public transport;

ii. do not negatively impact adjoining residents or the streetscape;

iii. do not undermine the viability of existing or future centres.

j. Corner stores may establish as a standalone use (not part of a neighbourhood hub) where:

i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region;

ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;

iii. they are appropriately designed and located to include active frontages.

k. Retail and commercial activities (excluding Service stations):

i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;

ii. are centred around a main street central core fostering opportunities for social and economic exchange;

iii. are of a small scale, appropriate for a neighbourhood hub;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.

iv. do not negatively impact adjoining residents or the streetscape;

v. are subordinate in function and scale to all centres within the region.

l. Service stations:

i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);

ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;

iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);

iv. do not negatively impact adjoining residents or the streetscape;

v. ancillary uses or activities only service the convenience needs of users.

m. The design, siting and construction of non-residential uses:

i. maintains a human scale, through appropriate building heights and form;

ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);

iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;

iv. promotes active transport options and ensures an oversupply of car parking is not provided;

v. locates car parking so as not to dominate the street;

vi. does not result in large internalised shopping centres[(76)] (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.

n. New retail and commercial uses within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' establish generally at the intersection of Blewers Road and Lindsay Road or as part of a mixed use building.

o. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where:

i. it is of a scale that remains subordinate to all centres within the region;

Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function more consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.

ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node;

iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserviced catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;

iv. for a new neighbourhood hub, it is located on a sub-arterial or collector road;

v. they are appropriately designed and located to include active frontages around a main street core.

p. General works associated with the development achieves the following:

i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);

ii. the development manages stormwater to:

A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;

B. prevent stormwater contamination and the release of pollutants;

C. maintain or improve the structure and condition of drainage lines and riparian areas;
D. avoid off-site adverse impacts from stormwater.

iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.

q. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke

r. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.

s. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.

t. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:

A. the provision of replacement, restoration, rehabilitation planting and landscaping;
B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.

v. protecting native species and protecting and enhancing species habitat;
vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
x. ensuring effective and efficient disaster management response and recovery capabilities;
xi. where located in an overland flow path:

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

u. Development in the Transition precinct, on a developed lot includes one or more of the following:

• Child care centre[13] • Club[14] • Community care centre[15] • Community residence[16] • Community use[17] • Dual occupancy[21] • Dwelling house[22] • Dwelling unit[23] • Educational establishment[24] • Emergency services[25] • Health care services[33] • Home based business[35] • Multiple dwelling[49] • Place of worship[60]	• Relocatable home park[62] • Residential care facility[65] • Retirement facility[67] • Rooming accommodation[69] - if within 800m walking distance of a higher order or district centre; or where within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area'	• Sales office[72] • Shop[75] - if for a corner store • Short-term accommodation[77] - if within 800m walking distance of a higher order or district centre or where within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' • Where in a Neighbourhood hub or where within the Morayfield South urban area identified on 'Figure 6.2.3.2.2.1 Morayfield South urban area' and part of a mixed use building: - Food and drink outlet[28] - Hardware and trade supplies[32] - Health care services[33] - Indoor sport and recreation[38] - for gymnasium - Office[53] - Service Industry[73] - Shop[75] - Shopping centre[76] - Veterinary services[87]

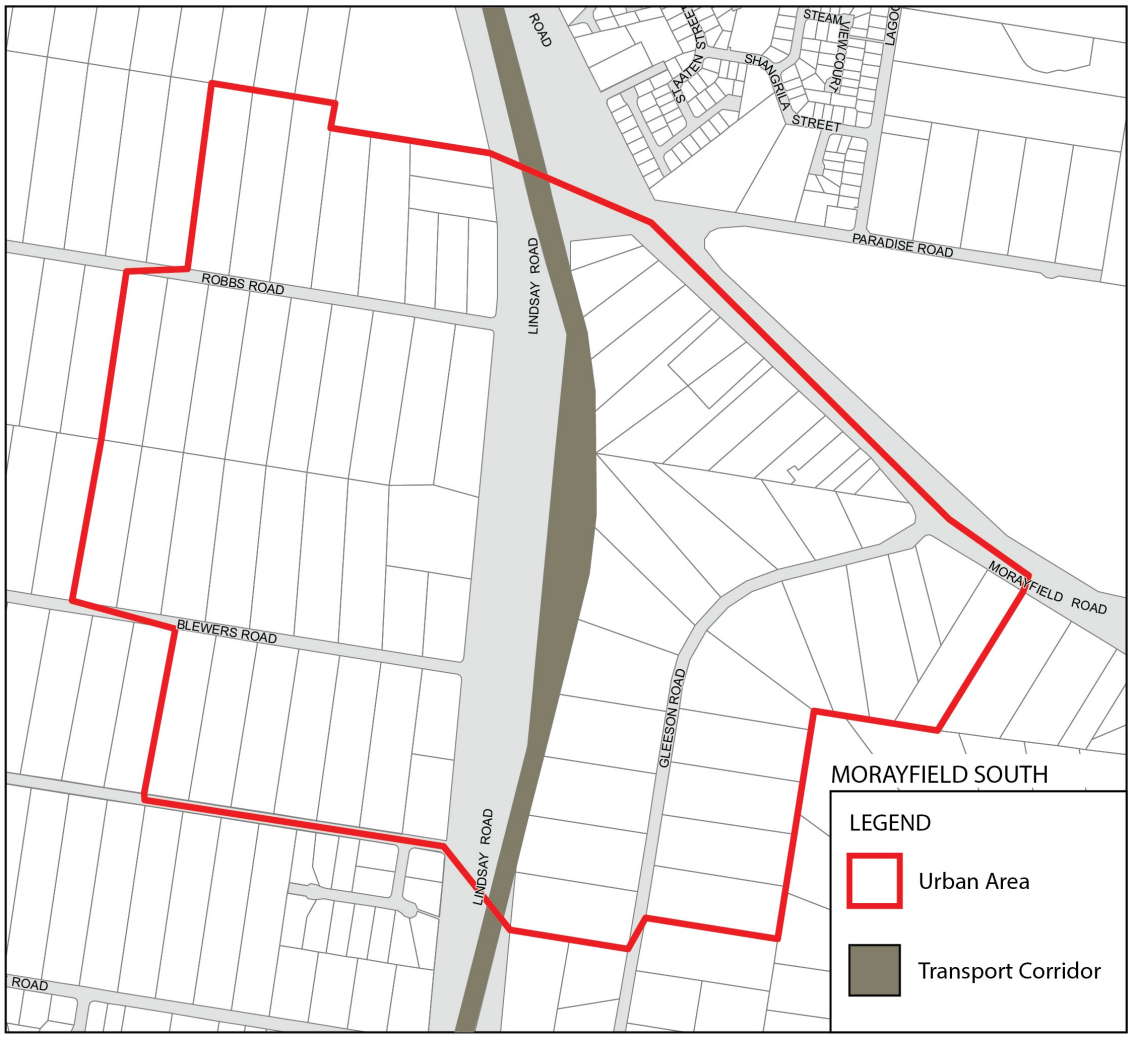
v. Development in the Transition precinct, on a developed lot does not include any of the following:

• Adult store[1] • Agricultural supplies store[2] • Air services[3] • Animal husbandry[4] • Animal keeping[5] • Aquaculture[6] • Bar[7] • Brothel[8]	• High impact industry[34] • Hotel[37] • Intensive animal industry[39] • Intensive horticulture[40] • Low impact industry[42] • Marine industry[45] • Medium impact industry[47] • Motor sport facility[48]	• Port services[61] • Renewable energy facility[63] • Research and technology industry[64] • Rural industry[70] • Rural workers' accommodation[71] • Showroom[78] • Special industry[79]

• Cemetery[12] • Crematorium[18] • Cropping[19] • Detention facility[20] • Extractive industry[27] • Hardware and trade supplies[32] - if more than 250m^2 GFA	• Nature-based tourism[50] • Nightclub entertainment facility[51] • Non-resident workforce accommodation[52] • Outdoor sales[54] • Permanent plantation[59]	• Theatre[82] • Tourist attraction[83] • Transport depot[85] • Warehouse[88] • Wholesale nursery[89] • Winery[90]

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

Figure 6.2.3.2.2.1 Morayfield South urban area



6.2.3.2.2.2 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part E, Table 6.2.3.2.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part E Table 6.2.3.2.2.1, the category of development changes

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

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO1
RAD2	PO4
RAD3	PO5
RAD4	PO6
RAD5	PO6
RAD6	PO9
RAD7	PO14
RAD8	PO17
RAD9	PO18
RAD10	PO27
RAD11	PO20
RAD12	PO21
RAD13	PO21
RAD14	PO21
RAD15	PO31
RAD16	PO33
RAD17	PO30
RAD18	PO30
RAD19	PO34
RAD20	PO37
RAD21	PO38
RAD22	PO39
RAD23	PO38
RAD24	PO45
RAD25	PO40
RAD26	PO40
RAD27	PO43
RAD28	PO43
RAD29	PO44
RAD30	PO46-PO50, PO52
RAD31	PO49

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD32	PO46
RAD33	PO46
RAD34	PO46
RAD35	PO51
RAD36	PO46
RAD37	PO46
RAD38	PO48
RAD39	PO48
RAD40	PO53
RAD41	PO53
RAD42	PO53
RAD43	PO54
RAD44	PO55
RAD45	PO56
RAD46	PO58
RAD47	PO58
RAD48	PO58
RAD49	PO58
RAD50	PO58
RAD51	PO58
RAD52	PO58
RAD53	PO58
RAD54	PO58
RAD55	PO62
RAD56	PO62
RAD57	PO62
RAD58	PO62
RAD59	PO62
RAD60	PO62
RAD61	PO62
RAD62	PO64
RAD63	PO65
RAD64	PO66
RAD65	PO66

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD66	PO66
RAD67	PO66
RAD68	PO68
RAD69	PO74
RAD70	PO78
RAD71	PO78
RAD72	PO80
RAD73	PO81
RAD74	PO83
RAD75	PO84
RAD76	PO74
RAD77	PO85
RAD78	PO86
RAD79	PO86
RAD80	PO87
RAD81	PO88
RAD82	PO89
RAD83	PO90-PO101
RAD84	PO90-PO101
RAD85	PO102
RAD86	PO103
RAD87	PO103
RAD88	PO104
RAD89	PO104
RAD90	PO107
RAD91	PO107
RAD92	PO107
RAD93	PO108
RAD94	PO109
RAD95	PO110
RAD96	PO119
RAD97	PO113
RAD98	PO113
RAD99	PO115

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD100	PO114
RAD101	PO114
RAD102	PO114
RAD103	PO113
RAD104	PO114
RAD105	PO114
RAD106	PO117, PO118
RAD107	PO121-PO123, PO125- PO127
RAD108	PO121-123, PO125-PO127
RAD109	PO121-PO123
RAD110	PO124
RAD111	PO125
RAD112	PO126

Part E - Requirements for accepted development - Transition precinct, developed lot

Table 6.2.3.2.2.1 Requirements for accepted development - Transition precinct, developed lot

Requirements for accepted development - For developed lots only	
General requirements	
Servicing	
RAD1	The site is a developed lot.
Building height (Residential uses)	
RAD2	Building height does not exceed: a. that shown on Overlay map - Building heights; or b. for lots identified in the Morayfield South urban area as shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' building height is within a minimum of 8.5m and a maximum of 21m; c. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
Building height (Non-residential uses)	
RAD3	Where involving an extension (building work) building heights for the extension do not to exceed that shown on Overlay map - Building heights.
Setbacks (Residential uses)	
RAD4	Setbacks (excluding built to boundary walls) comply with the following:

	a. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.4 'Setbacks (Residential uses) - Morayfield South urban area' - Setbacks (Residential uses) - Morayfield South urban area; or b. all other areas - Table 6.2.3.2.2.3 'Setbacks (Residential uses) - All other areas' - Setback (Residential uses) - All other areas. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).
RAD5	Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.2.2.5 or Table 6.2.3.2.2.6; b. of a length and height: i. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.6 'Built to boundary walls (Residential uses) - Morayfield South urban area'; or ii. all other areas - Table 6.2.3.2.2.5 'Built to boundary walls (Residential uses) - All other areas'; c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls an 'easement for maintenance purposes' is recommended.
Site cover (Residential uses)	
RAD6	Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below:

Building height	Lot Size					
	300m² or less	301- 400m²	401- 500m²	501- 1000m²	1001- 2500m²	Greater than 2501m²
Less than 8.5m	75%	70%	60%	60%	60%	60%
8.5m - 12.0m	50%	50%	60%	50%	50%	50%
Greater than 12.0m	N/A	N/A	N/A	50%	40%	40%

Lighting

RAD7	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - *"Curfewed hours" are taken to be those hours between 10pm and 7am on the following day*.
Clearing of habitat trees where not located in the Environmental areas overlay map	
RAD8	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.

Works requirements	
Utilities	
RAD9	Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

Access	
RAD10	The frontage road is fully constructed to Council's standards. Note - Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

	Note - Frontage roads include streets where no direct lot access is provided.
RAD11	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
RAD12	Any new or changes to existing crossovers and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS/NZS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
RAD13	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
RAD14	Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.

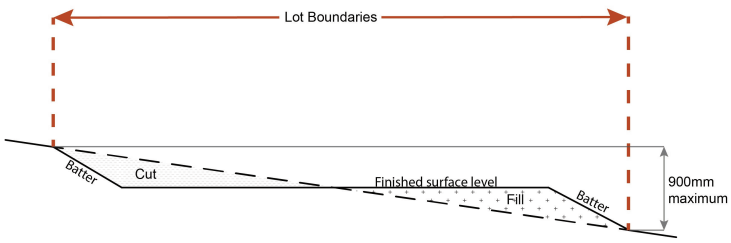
Stormwater	
RAD15	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises in accordance with Planning scheme policy – Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
RAD16	Development incorporates a 'deemed to comply solution' to manage stormwater quality where the development: a. is for an urban purpose that involves a land area of 2500m^2 or greater; and b. will result in:

	i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area. Note - The deemed to comply solution is to be designed, constructed, established and maintained in accordance with the requirements of Water by Design 'Deemed to Comply Solutions - Stormwater Quality Management for South East Queensland' and Planning scheme policy - Integrated design.
RAD17	Development ensures that surface flows entering the premises from adjacent properties are not blocked, diverted or concentrated. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD18	Development ensures that works (e.g. fences and walls) do not block, divert or concentrate the flow of stormwater to adjoining properties. Note - A report from a suitably qualified Registered Professional Engineer Queensland may be required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.
RAD19	Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land is protected by easements in favour of Council (at no cost to Council). Minimum easement widths are as follows: Pipe Diameter / Minimum Easement Width (excluding access requirements) Stormwater Pipe up to 825mm diameter / 3.0m Stormwater Pipe up to 825mm diameter with Sewer pipe up to 225m diameter / 4.0m Stormwater pipe greater than 825mm diameter / Easement boundary to be 1m clear of the outside wall of the pipe and clear of all pits. Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.

Site works and construction management	
RAD20	The site and any existing structures are to be maintained in a tidy and safe condition.
RAD21	Development does not cause erosion or allow sediment to leave the site. Note - The International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control provides guidance on strategies and techniques for managing erosion and sedimentation.

RAD22	No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
RAD23	Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on developments sites are adopted and implemented.
RAD24	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
RAD25	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
RAD26	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
RAD27	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works
RAD28	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - No burning of cleared vegetation is permitted. Note - The chipped vegetation must be stored in an approved location.
RAD29	All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays.

Earthworks	
RAD30	The total of all cut and fill on-site does not exceed 900mm in height.

	Figure - Cut and Fill  Note - This is site earthworks not building work.
RAD31	Cut and fill batters, (other than batters to dams and water impoundments), have a finished slope no steeper than the following: a. any cut batter is no steeper than 1V in 4H; b. any fill batter, (other than a compacted fill batter), is no steeper than 1V in 4H; c. any compacted fill batter is no steeper than 1V in 4H.
RAD32	All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
RAD33	Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters. Note - Inspection and certification of steep slopes and batters may be required by a suitably qualified and experienced RPEQ.
RAD34	All fill and excavation is contained on-site and is free draining.
RAD35	Earthworks undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land (other than a road) in a manner which: i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
RAD36	All fill placed on-site is: a. limited to that necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).

RAD37	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
RAD38	No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
RAD39	Filling or excavation that would result in any of the following is not carried out on site: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

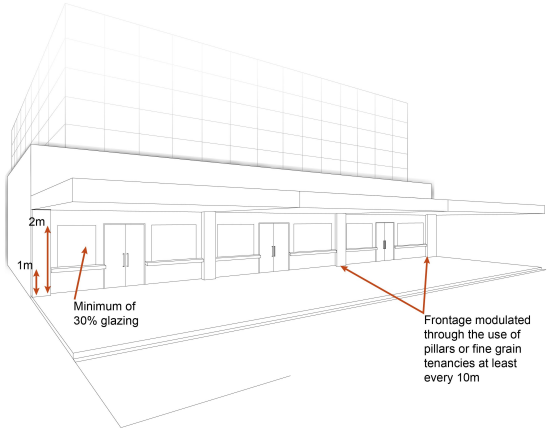
RAD40	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this requirement for accepted development, the following are the relevant parts of AS 2419.1 (2005):

	a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
RAD41	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
RAD42	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
RAD43	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.

RAD44	For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.

Use specific requirements	
Dual occupancies(21)	
RAD45	Dual Occupancies(21) are located on lots with a total road frontage of 25m or greater.
Home based business(35)	
RAD46	Home based business(s)(35) are fully enclosed within the existing dwelling or on-site structure.
RAD47	A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 small rigid vehicle (SRV)or smaller are permitted on the site at any one time.
RAD48	Service and delivery vehicles do not exceed one Small Rigid Vehicle (SRV) at any one time.
RAD49	Vehicle parking for the Home based business(35) on-site is limited to 1 car or Small Rigid Vehicle (SRV).
RAD50	Home based business(s)(35) occupy an area of the existing dwelling or on-site structure not greater than 40m^2 gross floor area.
RAD51	Home based business(s)(35) do not involve manufacturing. Note - Food businesses that are licensable by local government and only involve the manufacturing of non-potentially hazardous food are permitted. Definitions in the Food Act 2006 apply to this note.
RAD52	The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.
RAD53	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
RAD54	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast SO31 - SO38 above do not apply.
Sales office(72)	

RAD55	Car parking spaces are provided in accordance with Table 6.2.3.2.2.7 'Car parking spaces'.
RAD56	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
RAD57	Sales office[72] has direct vehicular access to a dedicated road constructed in accordance with Planning scheme policy - Integrated design.
RAD58	Fencing adjoining a street (other than a laneway) or public open space does not exceed 1.2 metres in height.
RAD59	30% of the front façade of the building (excluding the garage and front door) is made up of windows/glazing.
RAD60	The Sales office[72] has a clearly identifiable pedestrian entry that is visible and accessible from the primary frontage.
RAD61	The use of the premises for a Sales office[72] is for a maximum of 2 years after the commencement of the use.
Telecommunications facility[81] Editor's note - In accordance with the Federal legislation Telecommunications facilities[81] must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
RAD62	A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
RAD63	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD64	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
RAD65	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD66	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD67	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
RAD68	All equipment comprising the telecommunications facility[81] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

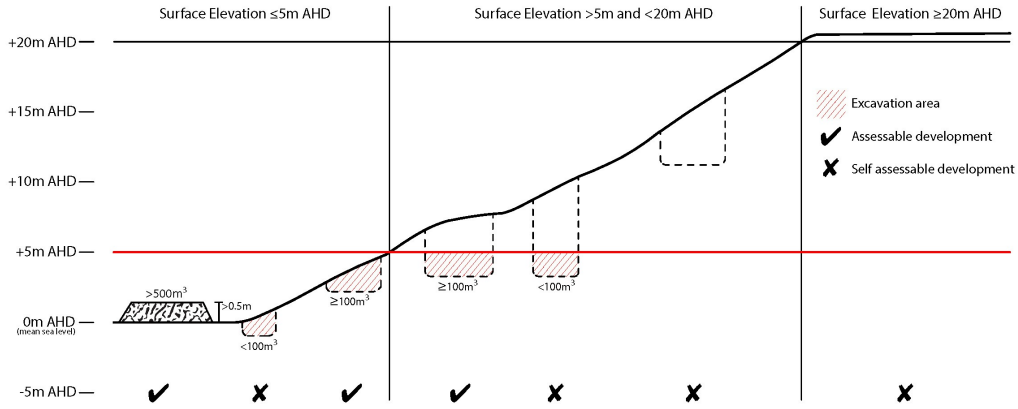
Retail, commercial and community uses	
RAD69	Where involving an extension (building work) in the front setback a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m. The minimum window/glazing is to remain uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground floor is to maintain visibility of the internal activity from the street and not obscure surveillance of the street. **Figure - Glazing** 
RAD70	Development does not result in a reduction in the number or standard of car parking spaces provided on the site except where a reduction is required for the provision of cycle parking.
RAD71	Where additional car parking spaces are provided they are not located between the frontage and the main building line.
RAD72	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
RAD73	Where involving an extension (building work) it does not result in a reduction in the amount or standard of established landscaping on-site.
RAD74	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of *Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting*. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
RAD75	Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.
RAD76	Development does not involve a drive-through facility.

Values and constraints requirements

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

Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

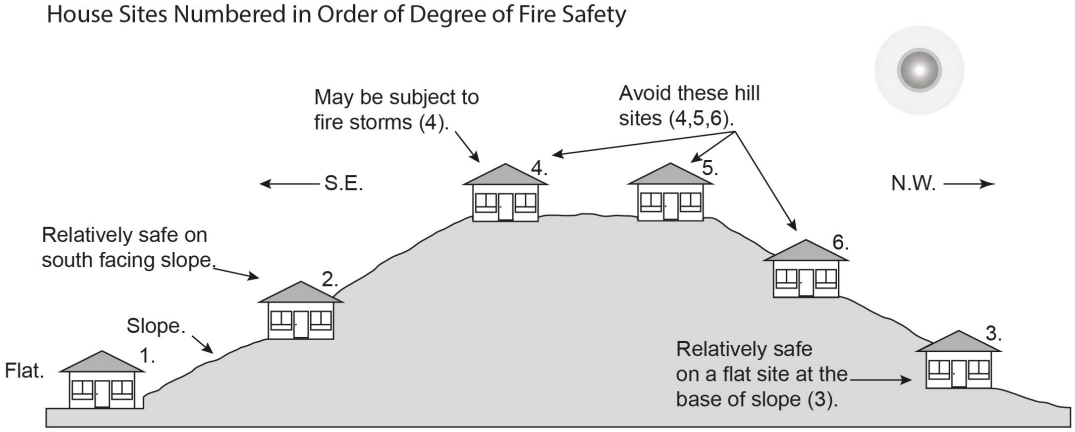
Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.

RAD77	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m AHD. 

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

Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.

RAD78	a. Building and structures are: i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) b. Dwellings are located on east to south facing slopes.

	House Sites Numbered in Order of Degree of Fire Safety  (1 being the safest , 6 being the most hazardous.) From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.
RAD79	Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
RAD80	The length of driveway: a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD81	a. A reticulated water supply is provided by a distributer retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures.

	b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: 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.
RAD82	Development does not involve the manufacture or storage of hazardous chemicals.

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

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

a. Clearing of native vegetation located within an approved development footprint;

b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.

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

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

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

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

RAD83	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house**(22)** and all associated facilities* or an extension to an existing dwelling house**(22)** only, and comprises an area no greater than 1500m^2.

	Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses excluded from native vegetation clearing requirements. Editor's note - Where vegetation clearance is accepted development subject to requirements, care should be undertaken to avoid adverse impacts on koalas, koala habitat values and habitat connectivity and to encourage existing koala usage of the site. Measures to minimise impacts include: i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. Editor's note - Where vegetation clearing is accepted development subject to requirements, consideration should be given to avoid clearing habitat trees. Habitat trees may contain structural hollows where animals live, breed and shelter. The provision of nest boxes or salvaging of hollows will provide compensatory roosting and nesting opportunities for local wildlife including sugar gliders, possums and owls. For further information see Planning scheme policy – Environmental areas.
RAD84	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD85	The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation**(10)**, except where located in the Extractive industry zone; b. Community residence**(16)**; c. Dual occupancy**(21)**; d. Dwelling house;**(22)** e. Dwelling unit**(23)**; f. Hospital**(36)**; g. Rooming accommodation**(69)**; h. Multiple dwelling**(49)**;

	i. Non-resident workforce accommodation[(52)]; j. Relocatable home park[(62)]; k. Residential care facility[(65)]; l. Resort complex[(66)]; m. Retirement facility[(67)]; n. Rural workers' accommodation[(71)]; o. Short-term accommodation[(77)]; p. Tourist park[(84)].
RAD86	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD87	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply) Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
RAD88	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
RAD89	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
RAD90	Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.
RAD91	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground surface prior to work commencing.
RAD92	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	

RAD93	Development does not: a. involve earthworks exceeding 50m^3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
RAD94	Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD95	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)	
RAD96	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
RAD97	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD98	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD99	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD100	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD101	On-site sewerage facilities in a Water supply buffer for a dwelling house**(22)** include: a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD102	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD103	Development involving Permanent plantation**(59)** within a Water supply buffer maintains a minimum of 30% ground cover at all times.

RAD104	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD105	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD106	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation[(80)] ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD107	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.
RAD108	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
RAD109	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD110	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.
RAD111	Development for a material change of use or building work for a Park[(57)] ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
RAD112	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

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

Part F - Criteria for assessable development - Transition precinct, developed lot

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part F, Table 6.2.3.2.2.2 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.3.2.2.2 Assessable development - Transition precinct, developed lot

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Servicing	
PO1 The site is a developed lot that is serviced with all local government networks including water and sewer.	No example provided.
Neighbourhood hubs	
PO2 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must: a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m^2; b. be located on the corner of an arterial, sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre.	No example provided.
Density	
PO3	No example provided.

The Transition precinct achieves the following site densities: a. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' a minimum of 45 dwellings per hectare; or b. for all other areas between 15 and 75 dwellings per ha.	
Building height (Residential uses)	
PO4 Buildings and structures have a height that: a. is consistent with the low to medium rise character of the Transition precinct; b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties; d. positively contributes to the intended built form of the surrounding area; Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution. e. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E4** Building height does not exceed: a. that shown on Overlay map - Building heights, or b. for lots identified in the Morayfield South urban area as shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' building height is within a minimum of 8.5m and a maximum of 21m; c. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m
Building height (Non-residential uses)	
PO5 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area. Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site	**E5** Building heights do not exceed that mapped on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship[(60)] and Educational establishment[(24)] buildings.

cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.	
Setbacks (Residential uses)	
PO6 Residential buildings and structures are setback to: a. be consistent with the low to medium density Transition character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear; b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties; e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E6.1** Setbacks (excluding built to boundary walls) comply with the following: a. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.3 'Setbacks (Residential uses) - All other areas' - Setbacks (Residential uses) - Morayfield South urban area; or b. for all other areas - Table 6.2.3.2.2.3 'Setbacks (Residential uses) - All other areas' - Setback (Residential uses) - All other areas. Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). **E6.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.3.2.2.5 or Table 6.2.3.2.2.6; b. of a length and height: i. if in the Morayfield South urban area shown on 'Figure 6.2.3.2.2.1 Morayfield South urban area' - Table 6.2.3.2.2.6 'Built to boundary walls (Residential uses) - Morayfield South urban area'; or ii. for all other areas - Table 6.2.3.2.2.5 'Built to boundary walls (Residential uses) - All other areas'; c. setback from the side boundary: i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot.

<table>
<tr><td></td><td>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</td></tr>
<tr><td colspan="2">Setbacks (Non-residential uses)</td></tr>
<tr><td rowspan="2">PO7

Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.</td><td>E7.1

For the primary frontage buildings are constructed:

a. to the property boundary; or

b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.</td></tr>
<tr><td>E7.2

For the secondary frontage, setbacks are consistent with adjoining buildings.</td></tr>
<tr><td>PO8

Side and rear setbacks cater for driveway(s), services, utilities and buffers required to protect the amenity of adjoining sensitive land uses and the development will not be visually dominant or overbearing with respect to adjoining properties.</td><td>No example provided.</td></tr>
<tr><td colspan="2">Site cover (Residential uses)</td></tr>
<tr><td>PO9

Residential buildings and structures will ensure that site cover:

a. does not result in a site density that is inconsistent with the character of the area;

b. does not result in an over development of the site;

c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc);

d. reflects the low to medium density character intended for the area.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td><td>E9

Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

<table>
<tr><th rowspan="2">Building height</th><th colspan="6">Lot Size</th></tr>
<tr><th>300m^2 or less</th><th>301-400m^2</th><th>401-500m^2</th><th>501-1000m^2</th><th>1001-2500m^2</th><th>Greater than 2501m^2</th></tr>
<tr><td>8.5m or less</td><td>75%</td><td>70%</td><td>60%</td><td>60%</td><td>60%</td><td>60%</td></tr>
<tr><td>> 8.5m -12.0m</td><td>50%</td><td>50%</td><td>60%</td><td>50%</td><td>50%</td><td>50%</td></tr>
<tr><td>Greater than 12.0m</td><td>N/A</td><td>N/A</td><td>N/A</td><td>50%</td><td>40%</td><td>40%</td></tr>
</table>

Note - Refer to Planning scheme policy - Residential design for method of calculation.</td></tr>
<tr><td colspan="2">Movement network</td></tr>
</table>

PO10 Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected street, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space.	No example provided.
PO11 Development provides and maintains the connections shown on: a. 'Figure 6.2.3.2.2.2 - Morayfield South' - Morayfield South; b. 'Figure 6.2.3.2.2.3 - Narangba East' - Narangba East.	No example provided.
Water sensitive urban design	
PO12 Best practice Water Sensitive Urban Design (SWD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No example provided.
Sensitive land use separation	
PO13 Sensitive land uses within 250m of land in the Industry zone - General industry precinct must mitigate any potential exposure to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing. 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.	**E13** Development is designed and operated to ensure that: a. it meets the criteria outlined in the Planning Scheme Policy – Noise; and b. the air quality objectives in the *Environmental Protection (Air) Policy 2008*, are met.
Amenity	
PO14 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.	No example provided.
Noise	
PO15 Noise generating uses do not adversely affect existing or potential noise sensitive uses.	No example provided.

Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	
PO16 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**E16.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **E16.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Clearing of habitat trees where not located within the Environmental areas overlay map	
PO17 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where	No example provided.

hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	

Works criteria	
Utilities	
PO18 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.

Access	
PO19 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.
PO20 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**E20.1** Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.
	E20.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	E20.3

	The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	E20.4 The development layout allows forward vehicular access to and from the site.
PO21 Safe access is provided for all vehicles required to access the site.	**E21.1** Site access and driveways are designed, located and constructed in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Off-street commercial vehicle facilities; iii. Planning scheme policy - Integrated design; iv. Schedule 8 - Service vehicle requirements; c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	E21.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements.

	Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.
	E21.3 Access driveways, manoeuvring areas and loading facilities are sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.
	E21.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy - Integrated design.
PO22 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	**E22** Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.
PO23 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential properties or other premises.	**E23.1** Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer to QUDM for requirements regarding trafficability.
	E23.2 Culverts and causeways do not increase inundation levels or increase velocities, for all events up to the defined flood event, to upstream or downstream properties.

Street design and layout	
PO24 Streets are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. The street design and construction accommodates the following functions:	No example provided.

a. access to premises by providing convenient vehicular movement for residents between their homes and the major road network; b. safe and convenient pedestrian and cycle movement; c. adequate on street parking; d. stormwater drainage paths and treatment facilities; e. efficient public transport routes; f. utility services location; g. emergency access and waste collection; h. setting and approach (streetscape, landscaping and street furniture) for adjoining residences; i. expected traffic speeds and volumes; and j. wildlife movement (where relevant). Note - Preliminary road design (including all services, street lighting, stormwater infrastructure, access locations, street trees and pedestrian network) may be required to demonstrate compliance with this PO. Note - Refer to Planning scheme policy - Environmental areas and corridors for examples of when and where wildlife movement infrastructure is required.	
PO25 The existing road network (whether trunk or non-trunk) is upgraded where necessary to cater for the impact from the development. Note - An applicant may be required to submit an Integrated Transport Assessment (ITA), prepared in accordance with Planning scheme policy - Integrated transport assessment to demonstrate compliance with this PO, when any of the following occurs: • Development is within 200m of a transport sensitive location such as a school, shopping centre, bus or train station or a large generator of pedestrian or vehicular traffic; • Forecast traffic to/from the development exceeds 5% of the two way flow on the adjoining road or intersection in the morning or afternoon transport peak within 10 years of the development completion;	**E25.1** New intersections onto existing roads are designed to accommodate traffic volumes and traffic movements taken from a date 10 years from the date of completion of the last stage of the development. Detailed design is to be in accordance with Planning scheme policy - Integrated design. Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at new road intersections and along road frontages wherever practicable. **E25.2** Existing intersections external to the site are upgraded as necessary to accommodate increased traffic from the development. Design is in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

• Development access onto a sub arterial, or arterial road or within 100m of a signalised intersection; • Residential development greater than 50 lots or dwellings; • Offices greater than 4,000m^2 Gross Floor Area (GFA); • Retail activities including Hardware and trade supplies, Showroom, Shop or Shopping centre greater than 1,000m^2 GFA; • Warehouses and Industry greater than 6,000m^2 GFA; • On-site carpark greater than 100 spaces; • Development has a trip generation rate of 100 vehicles or more within the peak hour; • Development which dissects or significantly impacts on an environmental area or an environmental corridor. The ITA is to review the development's impact upon the external road network for the period of 10 years from completion of the development. The ITA is to provide sufficient information for determining the impact and the type and extent of any ameliorative works required to cater for the additional traffic. The ITA must include a future structural road layout of adjoining properties that will form part of this catchment and road connecting to these properties. The ITA is to assess the ultimate developed catchment's impacts and necessary ameliorative works, and the works or contribution required by the applicant as identified in the study. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.	Note - All turns vehicular access to existing lots is to be retained at new road intersections wherever practicable. Note - Existing on-street parking is to be retained at upgraded road intersections and along road frontages wherever practicable. **E25.3** The active transport network is extended in accordance with Planning scheme policy - Integrated design.
PO26 New intersections along all streets and roads are located and designed to provide safe and convenient movements for all users. Note - Refer Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures for design and construction standards. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this PO. Intersection spacing will be determined based on the deceleration and queue storage distances required for the intersection after considering vehicle speed and present/forecast turning and through volumes.	**E26** New intersection spacing (centreline – centreline) along a through road conforms with the following: a. Where the through road provides an access or residential street function: i. intersecting road located on same side = 60 metres; or ii. intersecting road located on opposite side = 40 metres. b. Where the through road provides a local collector or district collector function: i. intersecting road located on same side = 100 metres; or ii. intersecting road located on opposite side = 60 metres.

	c. Where the through road provides a sub-arterial function: i. intersecting road located on same side = 250 metres; or ii. intersecting road located on opposite side = 100 metres. d. Where the through road provides an arterial function: i. intersecting road located on same side = 350 metres; or ii. intersecting road located on opposite side = 150 metres. e. Walkable block perimeter does not exceed 500 metres. Note - Based on the absolute minimum intersection spacing identified above, all turns access may not be permitted (ie. left in/left out only) at intersections with sub-arterial roads or arterial roads. Note - The road network is mapped on Overlay map - Road hierarchy. Note - An Integrated Transport Assessment (ITA) including preliminary intersection designs, prepared in accordance with Planning scheme policy - Integrated transport assessment may be required to demonstrate compliance with this E.
PO27 All Council controlled frontage roads adjoining the development are designed and constructed in accordance with Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. All new works are extended to join any existing works within 20m. Note - Frontage roads include streets where no direct lot access is provided. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The Primary and Secondary active transport network is mapped on Overlay map - Active transport. Note - Roads are considered to be constructed in accordance with Council's standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.	**E27** Design and construct all Council controlled frontage roads in accordance with Planning scheme policy - Integrated design, Planning scheme policy - Operational works inspection, maintenance and bonding procedures and the following: **Situation** / **Minimum construction** Frontage road unconstructed or gravel road only; OR Frontage road sealed but not constructed* to Planning scheme policy - Integrated design standard; OR Construct the verge adjoining the development and the carriageway (including development side kerb and channel) to a minimum sealed width containing near side parking lane (if required), cycle lane (if required), 2 travel lanes plus 1.5m wide (full depth pavement)

	Frontage road partially constructed* to Planning scheme policy - Integrated design standard.	gravel shoulder and table drainage to the opposite side. The minimum total travel lane width is: • 6m for minor roads; • 7m for major roads.

Note - Major roads are sub-arterial roads and arterial roads. Minor roads are roads that are not major roads.

Note - Construction includes all associated works (services, street lighting and linemarking).

Note - Alignment within road reserves is to be agreed with Council.

Note - *Roads are considered to be constructed in accordance with Council standards when there is sufficient pavement width, geometry and depth to comply with the requirements of Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures. Testing of the existing pavement may be required to confirm whether the existing works meet the standards in Planning scheme policy - Integrated design and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

Stormwater	
PO28 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.	**E28.1** The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.
	E28.2 Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.
	E28.3 Development ensures that inter-allotment drainage infrastructure is provided in accordance with the relevant level as identified in QUDM. Note - Development is to provide inter-allotment - QUDM level III drainage, including bunds, to all lots that have a gradient less than 1 in 100 (for the whole of the allotment) to the road. The inter-allotment drainage system (including easements) is provided in accordance with Planning scheme policy - Integrated design (Appendix C).

PO29 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	**E29.1** The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.
	E29.2 The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.
	E29.3 Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
	E29.4 The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel. Note - Refer to QUDM for recommended average flow velocities.
PO30 Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.	**E30** The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.
PO31 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood	No example provided.

<table>
<tr><td>levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</td><td></td></tr>
<tr><td>PO32

Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.

Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</td><td>No example provided.</td></tr>
<tr><td>PO33

Where development:

a. is for an urban purpose that involves a land area of 2500m^2 or greater; and

b. will result in:

i. 6 or more dwellings; or

ii. an impervious area greater than 25% of the net developable area,

stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.

Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</td><td>No example provided.</td></tr>
<tr><td>PO34

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

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council’s stormwater drainage system.</td><td>E34

Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:

<table><tr><th>Pipe Diameter</th><th>Minimum easement width (excluding access requirements)</th></tr><tr><td>Stormwater pipe up to 825mm diameter</td><td>3.0m</td></tr></table></td></tr>
</table>

	<table><tr><td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td><td>4.0m</td></tr><tr><td>Stormwater pipe greater than 825mm diameter</td><td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td></tr></table> Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system. Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.
PO35 Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.	No example provided.
PO36 Council is provided with accurate representations of the completed stormwater management works within residential developments.	**E36** “As Built” drawings and specifications of the stormwater management devices certified by an RPEQ is provided. Note - Documentation is to include: a. photographic evidence and inspection date of the installation of approved underdrainage; b. copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; c. date of the final inspection.

Site works and construction management	
PO37 The site and any existing structures are maintained in a tidy and safe condition.	No example provided.
PO38 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light;	**E38.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:

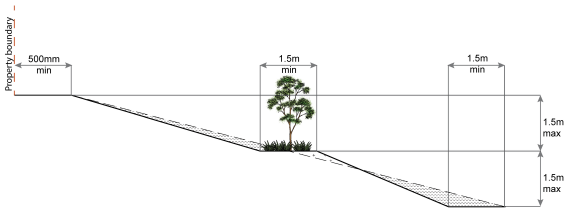
b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed pre-existing conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. ponding or concentration of stormwater does not occur on adjoining properties.
	E38.2 Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	E38.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	E38.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.
PO39 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**E39** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO40	**E40.1**

All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and: a. the aggregate volume of imported or exported material is greater than 1000m^3; or b. the aggregate volume of imported or exported material is greater than 200m^3 per day; or c. the proposed haulage route involves a vulnerable land use or shopping centre. Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.	Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe. **E40.2** All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. **E40.3** Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times. **E40.4** Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this E. **E40.5** Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads. **E40.6** Access to the development site is obtained via an existing lawful access point.
PO41	**E41**

All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.
PO42 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	**E42** Soil disturbances are staged into manageable areas of not greater than 3.5 ha.
PO43 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**E43.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works. **E43.2** Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location.
PO44	**E44** All development works are carried out within the following times:

All development works are carried out at times which minimise noise impacts to residents.	a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.
PO45 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No example provided.

Earthworks	
PO46 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).	**E46.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	E46.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep slopes and batters.
	E46.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.
	E46.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.
	E46.5 All filling or excavation is contained on-site and is free draining.
	E46.6

	All fill placed on-site is: a. limited to that area necessary for the approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste, actual acid sulfate soils, potential acid sulfate soils or contaminated material etc.).
	E46.7 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO47 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**E47** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO48 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act.	**E48.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity is defined in Schedule 2 of the Act.
	E48.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;

	b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.
PO49 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.
PO50 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No example provided.
PO51 Filling or excavation on the development site is undertaken in a manner which does not create or accentuate problems associated with stormwater flows and drainage systems on land adjoining the site.	**E51** Filling and excavation undertaken on the development site are shaped in a manner which does not: a. prevent stormwater surface flow which, prior to commencement of the earthworks, passed onto the development site, from entering the land; or b. redirect stormwater surface flow away from existing flow paths; or c. divert stormwater surface flow onto adjacent land, (other than a road), in a manner which:

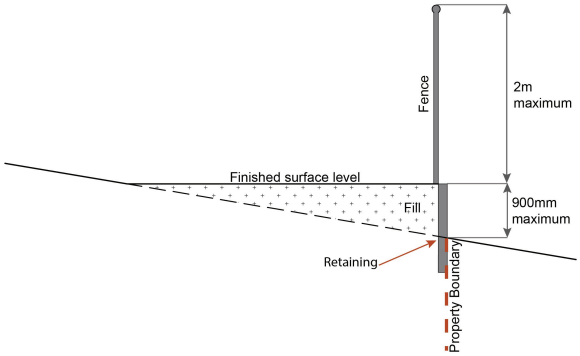
	i. concentrates the flow; or ii. increases the flow rates of stormwater over the affected section of the adjacent land above the situation which existed prior to the diversion; or iii. causes actionable nuisance to any person, property or premises.
PO52 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	**E52** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

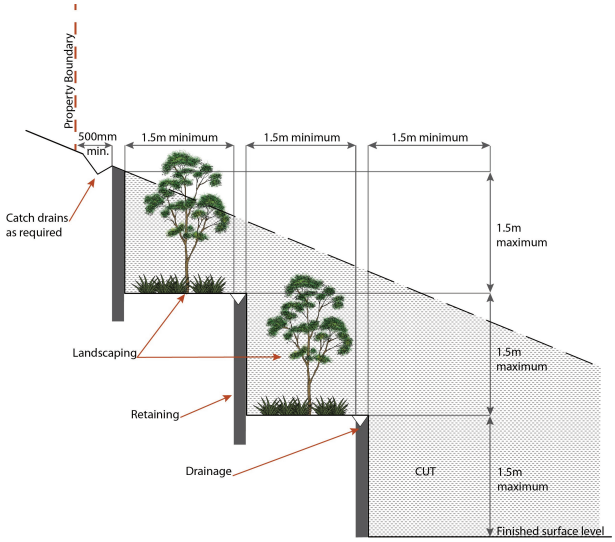
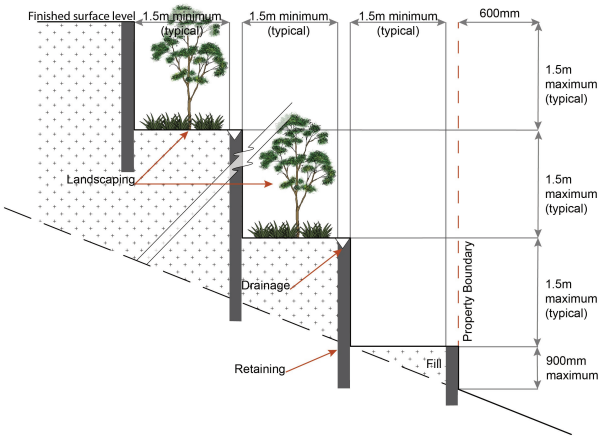


Figure - Fill



Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

PO53

Development incorporates a fire fighting system that:

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

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

E53.1

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

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

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

b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);

c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:

   i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;

   ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;

   iii. - for outdoor sales**(54)**, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales**(54)**, outdoor processing and outdoor storage facilities; and

d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.

E53.2

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

a. an unobstructed width of no less than 3.5m;

b. an unobstructed height of no less than 4.8m;

c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;

d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.

E53.3

	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO54 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**E54** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO55 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**E55** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.

Use specific criteria	
Dual occupancies[(21)]	
PO56	**E56**

Dual Occupancies[21]: a. are dispersed within the streetscape; b. contribute to the diversity of dwelling types and forms; c. are not the predominant built form. Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.	Dual occupancies[21] are dispersed within the streetscape in accordance with one or more of the following: a. no more than 20% of sites within a block contain an existing, approved or properly made application for a dual occupancy[21] and Dual occupancy lots (running along the street frontage) are separated by a minimum of one lot not containing an existing, approved or properly made application for a Dual occupancy; or b. a dual occupancy[21] is separated by a minimum of 6 lots (running along the street frontage) from another lot containing an existing, approved or properly made application for a dual occupancy[21]; or c. a dual occupancy[21] is not located within 100m (in all directions) of an existing, approved or properly made application for a dual occupancy[21]. Note - Laneway lots may contain dual occupancies[21] (lofts) on the end two lots within a laneway. Note - Refer to Planning scheme policy - Residential design for dispersal methods and calculation.
Rooming accommodation and Short-term accommodation	
PO57 Rooming accommodation[69] and Short-term accommodation[77] are located within 800m walking distance of a higher order, district or local centre.	No example provided.
Home based business[35]	
PO58 The scale and intensity of the Home Based Business[35]: a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand and on-site manoeuvring without negatively impacting the streetscape or road safety; c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house[22]; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity;	No example provided.

f. ensure employees and visitor to the site do not negatively impact the expected amenity of adjoining properties; g. ensure service and delivery vehicles do not negatively impact the amenity of the area.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO59 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E59.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **E59.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO60 Infrastructure does not have an impact on pedestrian health and safety.	**E60** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO61 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:	**E61** All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.

a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	
Sales office[72]	
PO62 The sales office[72] is designed to: a. provide functional and safe access, manoeuvring areas and car parking spaces for the number and type of vehicles anticipated to access the site; b. complement the streetscape character while maintaining surveillance between buildings and public spaces; c. be temporary in nature. Note - Refer to Planning scheme policy - Integrated design for access and crossover requirements.	No example provided.
Telecommunications facility[81] Editor's note - In accordance with the Federal legislation Telecommunications facilities [81]must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO63 Telecommunications facilities[81] are co-located with existing telecommunications facilities[81], Utility installation[86], Major electricity infrastructure[43] or Substation[80] if there is already a facility in the same coverage area.	**E63.1** New telecommunication facilities[81] are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	E63.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO64 A new Telecommunications facility[81] is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**E64** A minimum area of 45m^2 is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO65	**E65**

Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site.	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO66 The Telecommunications facility[81] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**E66.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape. **E66.2** In all other areas towers do not exceed 35m in height. **E66.3** Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity. **E66.4** All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site. **E66.5** The facility is enclosed by security fencing or by other means to ensure public access is prohibited. **E66.6** A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO67	**E67**

Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO68 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**E68** All equipment comprising the Telecommunications facility[81] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Retail, commercial and community uses	
PO69 Community activities: a. are located to: i. cluster with other non-residential activities to form a neighbourhood hub (this may include being within or adjacent to an existing neighbourhood hub); or ii. if establishing a new neighbourhood hub (as described in the PO below); be on a main street; b. are located on allotments that have appropriate area and dimensions for the siting of: i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering. c. are of a small scale, having regard to the surrounding character; d. are serviced by public transport; e. do not negatively impact adjoining residents or the streetscape.	No example provided.
PO70 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale or function of a Local centre.	**E70** Retail and commercial uses within a neighbourhood hub consist of no more than:

Note - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.	a. 1 small format supermarket with a maximum GFA of 1200m^2; b. 10 small format retail or commercial tenancies with a maximum GFA of 100m^2 each.
PO71 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must: a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m^2; b. be located on the corner of an arterial, sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre.	No example provided.
PO72 Corner stores may establish as standalone uses where: a. having a maximum GFA of 250m^2; b. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage; c. not within 1600m of another corner store, neighbourhood hub or centre.	No example provided.
PO73 Service stations are located, designed and orientated to: a. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise; b. be in proximity of a neighbourhood hub or centre; c. not negatively impact active streets, public spaces or hubs of activity where the pedestrian safety and comfort is of high importance (e.g. in neighbourhood hubs and centres); d. not result in the fragmentation of active streets (e.g. site where active uses are located on adjoining lots);	**E73.1** Service stations are located: a. adjoining or within 400m of: i. a neighbourhood hub identified on Overlay map - Community activities and neighbourhood hubs (not on a neighbourhood hub lot); or ii. a centre zone; b. on the corner lot of an arterial or sub-arterial road. **E73.2**

e. ensure the amenity of adjoining properties is protected; f. reduce the visual impact of the Service station from the streetscape while maintaining surveillance from the site to the street; g. minimise impacts on adjoining residential uses, to a level suitable relative to expected residential amenity of the area. (e.g. high order road in urban or next generation neighbourhood, likely to be noisy and not like suburban); h. provide ancillary uses that meet the convenience needs of users.	Service stations are designed and orientated on site to: a. include a landscaping strip having a minimum depth of 1m adjoining all road frontages; b. building and structures (including fuel pump canopies) are setback a minimum of 3m from the primary and secondary frontage and a minimum of 5m from side and rear boundaries; c. include a screen fence, of a height and standard in accordance with a noise impact assessment (Note - Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise), on side and rear boundaries where adjoining land is able to contain a residential use; d. not include more than 2 driveway crossovers.
PO74 Non-residential uses (excluding a Service station) address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas and drive-through facilities behind or under buildings to not dominate the street environment; d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving); e. providing visual interest to the façade (e.g. Windows or glazing, variation in colour, materials, finishes, articulation, recesses or projections); f. establishing and maintaining human scale.	No example provided.
PO75 All buildings exhibit a high standard of design and construction, which: a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning); b. enable differentiation between buildings;	No example provided.

c. contribute to a safe environment; d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning); e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.	
PO76 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active frontage and active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. is consolidated and shared with adjoining sites wherever possible.	No example provided.
PO77 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct route between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.
PO78 The number of car parking spaces is managed to:	**E78.1** Car parking is provided in accordance with Table 6.2.3.2.2.7 'Car parking spaces'.

a. avoid significant impacts on the safety and efficiency of the road network;

b. avoid an oversupply of car parking spaces;

c. avoid the visual impact of large areas of open car parking from road frontages and public areas;

d. promote active and public transport options;

e. promote innovative solutions, including on-street parking and shared parking areas.

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

Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.

E78.2

All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.

PO79

a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:

   i. adequate bicycle parking and storage facilities; and

   ii. adequate provision for securing belongings; and

   iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.

b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:

   i. the projected population growth and forward planning for road upgrading and development of cycle paths; or

   ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or

   iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.

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

E79.1

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

Use	Minimum Bicycle Parking
Residential uses comprised of dwellings	Minimum 1 space per dwelling
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking
Non-residential uses	Minimum 1 space per 200m2 of GFA

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

E79.2

Bicycle parking is:

a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*;

b. protected from the weather by its location or a dedicated roof structure;

c. located within the building or in a dedicated, secure structure for residents and staff;

d. adjacent to building entrances or in public areas for customers and visitors.

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

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

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

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

E79.3

For non-residential uses, storage lockers:

a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);

b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

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

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

E79.4

For non-residential uses, changing rooms:

a. are provided at a rate of 1 per 10 bicycle parking spaces;

b. are fitted with a lockable door or otherwise screened from public view;

c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1

	<table><tr><td rowspan="3">20 or more</td><td>Male</td><td>1</td><td>1</td><td>1 closet pan</td><td>1</td></tr><tr><td>Female</td><td>1</td><td>2, plus 1 for every 20 bicycle spaces provided thereafter</td><td>2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td><td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td></tr><tr><td>Male</td><td>1</td><td>2, plus 1 for every 20 bicycle spaces provided thereafter</td><td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td><td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td></tr></table> Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head. Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1). d. are provided with: i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
PO80 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	**E80** Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.
PO81 On-site landscaping is provided, that: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible;	No example provided.

d. does not create safety or security issues by creating potential concealment areas or interfering with sight lines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	
PO82 Surveillance and overlooking are maintained between the road frontage and the main building line.	**E82** No fencing is provided forward of the building line.
PO83 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.	No example provided.
PO84 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.	**E84** Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday.

Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.	
PO85 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment;	**E85** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	
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.	
PO86 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.	**E86.1** Buildings and structures are: a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. **E86.2** Buildings and structures have contained within the site: a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959
PO87	**E87** A length of driveway:

Development and associated driveways and access ways: a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire.	a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
PO88 Development provides an adequate water supply for fire-fighting purposes.	**E88** a. a reticulated water supply is provided by a distributer 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.
PO89 Development: 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. 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.	**E89** Development does not involve the manufacture or storage of hazardous chemicals.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note – The following are excluded from the native vegetation clearing provisions of this planning scheme: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;	

d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;

e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;

f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;

h. Grazing of native pasture by stock;

i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development

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

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

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

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

Vegetation clearing, ecological value and connectivity	
PO90 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.	No example provided.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO91 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	No example provided.
Vegetation clearing and habitat protection	
PO92 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No example provided.
PO93 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No example provided.
PO94 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:	No example provided.

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.	
Vegetation clearing and soil resource stability	
PO95 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.	No example provided.
Vegetation clearing and water quality	
PO96 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry**(4)** and animal keeping**(5)** activities.	No example provided.
PO97 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO98 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No example provided.
PO99	No example provided.

Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	
PO100 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No example provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO101 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.	No example provided.
Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	

PO102
 	
Development:
 	
a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;
b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;
c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:
 	
i. locating the furthest distance possible from the transportation route;
ii. habitable rooms being located the furthest from the transportation route;
iii. shielding and screening private outdoor recreation space from the transportation routes.
	E102
	
	The following uses are not located within the 100m wide transport route buffer:
	
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO103 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**E103.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **E103.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO104	**E104**

Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO105 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No example provided.
PO106 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No example provided.
PO107 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A	**E107** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.	
PO108 Development: a. maintains the safety of people and property on a site and neighbouring sites from landslides; b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape.	**E108** Development does not: a. involve earthworks exceeding 50m^3; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
PO109 Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by: a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties.	**E109** Buildings, excluding domestic outbuildings: a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
PO110 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: a. the long-term stability of the development site considering the full nature and end use of the development;	**E110** Development does not involve the manufacture, handling or storage of hazardous chemicals.

b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
PO111 Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.	**E111.1** Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.
	E111.2 Incineration or burial of waste within a Water supply buffer is not undertaken onsite.
	E111.3 Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
	E111.4 Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.
	E111.5 Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
PO112 On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality. Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	**E112** Secondary treated wastewater treatment systems within a Water supply buffer include: a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas;

	d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
PO113 Development within a Bulk water supply infrastructure buffer is located, designed and constructed to: a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline;	**E113** Development: a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
PO114 Development is located and designed to maintain required access to Bulk water supply infrastructure.	**E114** Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
PO115 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations**(80)** to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**E115** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation**(80)**are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO116 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation**(80)** to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by	No example provided.

a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	
PO117 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**E117** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO118 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**E118** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO119 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No example provided.

PO120 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	No example provided.
PO121 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No example provided.
PO122 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.	**E122** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO123 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.	**E123** 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.
PO124	**E124.1**

Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E124.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO125 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No example provided.
Additional criteria for development for a Park(57)	
PO126 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**E126** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO127	**E127** Development does not occur within:

Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Table 6.2.3.2.2.3 Setbacks (Residential uses) - All other areas

Height of wall	Frontage primary			Frontage secondary to street			Frontage secondary to lane	Side non-built to boundary wall To OMP and wall	Rear To OMP and wall	Trafficable water body To OMP and wall
	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*	To OMP, wall and covered car parking space*			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m	Min 2m	Min 1m	Min 5.4m	Min 0.5m	Min 1.5m	Min 1.5m	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5m	Min 2m	Min 2m	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5m	Min 2m up to 8.5m in height; plus 0.5m for every 3m in height (or storey) or part thereof over 8.5m	Min 5m	Min 4.5m
Note - * Does not apply to basement car parking areas.										

Table 6.2.3.2.2.4 Setbacks (Residential uses) - Morayfield South urban area

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

Note - * Does not apply to basement car parking areas.

Table 6.2.3.2.2.5 Built to boundary walls (Residential uses) - All other areas

Lot frontage width	Mandatory / optional	Length and height of built to boundary wall
		Transition precinct - all other areas
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 60% of the length of the boundary Max Height: 7.5m
Greater than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m
Greater than 18m	Not permitted.	

Table 6.2.3.2.2.6 Built to boundary walls (Residential uses) - Morayfield South urban area

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
		Transition precinct - Morayfield South urban area
Less than 7.5m	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 8.5m
7.5m to 12.5m	Mandatory - one side	Max Length: 70% of the length of the boundary Max Height: 10.5m
Greater than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m.	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 10.5m
Greater than 18m	Not permitted.	

Table 6.2.3.2.2.7 Car parking spaces

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

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

Note -* Where Dwellings are not being established (e.g. beds and communal area) the car parking rate specified above is to be provided per Non-residential GFA.

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

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

Note - Residential - Serviced/short term includes: Rooming accommodation[69] or Short-term accommodation[77].

Figure 6.2.3.2.2.2 - Morayfield South

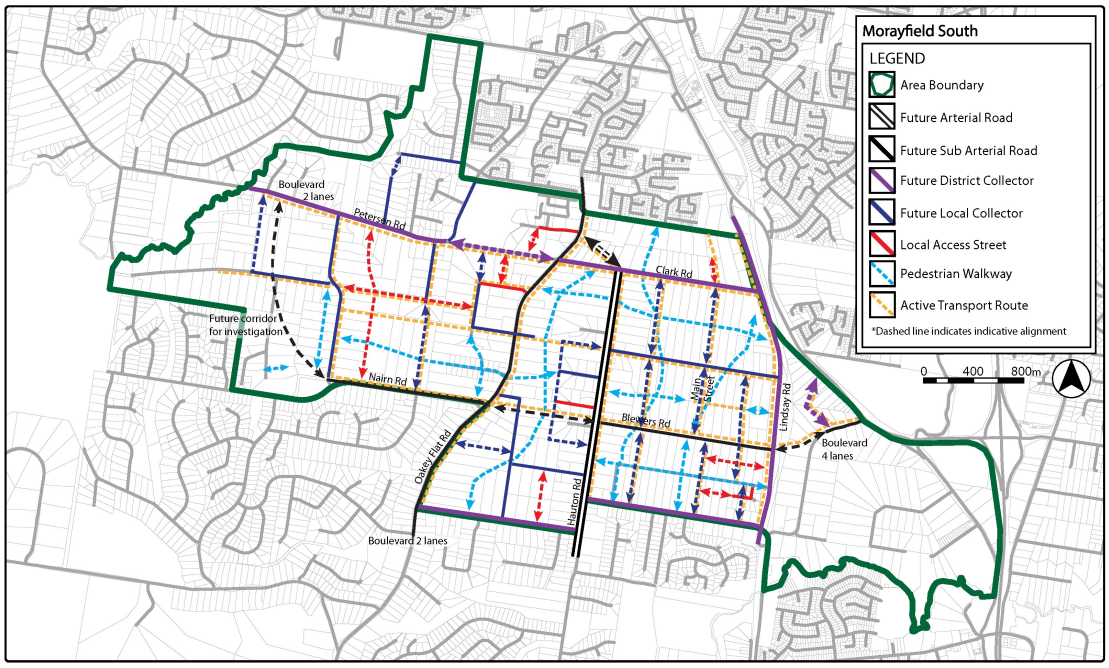


Figure 6.2.3.2.2.3 - Narangba East