

6.2.5 Extractive industry zone code

6.2.5.1 Application - Extractive industry zone

This code applies to undertaking development in the Extractive industry zone, if:

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

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

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

1. Part A of the code applies only to accepted development subject to requirements;
2. Part B of the code applies only to assessable development.

6.2.5.2 Purpose - Extractive industry zone

1. The purpose of the Extractive industry zone code is to appropriately manage the extraction of natural resources such as sand, gravel, quarry rock, clay and soil; and protect the zone from inappropriate uses. Development such as storage, processing, treatment and transportation facilities may be established within the extractive industry zone only where ancillary to the extractive industry⁽²⁷⁾.

Extractive resources of local and regional significance are protected for future optimal utilisation of the resources, separated and buffered from incompatible development and developed in an ecologically sustainable manner. At the cessation of the use the land is rehabilitated for the establishment of appropriate end uses. The purpose of the Extractive Industry zone code is to implement the policy direction as set out in Part 3, Strategic Framework.

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is appropriately located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and ensure sufficient buffers are maintained in order to minimise impacts on adjacent sensitive or future sensitive land uses.
 - b. Development is designed to incorporate sustainable water usage practises.
 - c. The viability of existing and future extractive industry⁽²⁷⁾ is protected from intrusion of incompatible uses.
 - d. The impact of traffic and transport noise on residential and other sensitive land uses is minimised through appropriate site design and management of activities.
 - e. Extractive industry⁽²⁷⁾ activities are screened by vegetation to protect the visual amenity of the surrounding area.
 - f. Extractive Industry Zone Transportation Routes are designed, constructed, upgraded and maintained to cater for the expected haulage loads and frequency of extractive resource transportation.
 - g. Development of non-extractive industry uses is compatible with existing and future extractive industry⁽²⁷⁾ and does not compromise the future utilisation of the extractive resource.
 - h. Once the resource is exhausted or discontinued, land used for extractive industry⁽²⁷⁾ activities is rehabilitated in a manner that achieves a stable land form suitable for appropriate end uses compatible with the character and amenity of the local area.

6 Zones

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

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Caretaker's accommodation⁽¹⁰⁾ 	<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾ • Extractive Industry⁽²⁷⁾ • High Impact Industry⁽³⁴⁾ (where for the batching, manufacturing or recycling of concrete or asphalt only) 	<ul style="list-style-type: none"> • Medium impact industry⁽⁴⁷⁾ (where for the batching, manufacturing or recycling of concrete or asphalt only) • Park⁽⁵⁷⁾
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I. Development in the Extractive industry zone does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Educational establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ (excluding the batching, manufacturing or recycling of concrete or asphalt only) 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low Impact Industry⁽⁴²⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ (excluding the batching, manufacturing or recycling of concrete or asphalt only) • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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6 Zones

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

6.2.5.3 Accepted development subject to requirements

If development is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part A, Table 6.2.5.1. Where the development does not meet a requirement for accepted development (RAD) within Part A, Table 6.2.5.1, the category of development changes to assessable development under the rules outlined in section 5.3.3.(1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes (PO)
RAD1	PO
RAD2	PO
...	...

Part A — Requirements for accepted development - Extractive industry zone

Table 6.2.5.1 Requirements for accepted development - Extractive industry zone

Requirements for accepted development	
General requirements	
Building height	
RAD1	Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights.
Lighting	
RAD2	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day
Waste treatment	
RAD3	All concentrated use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all runoff is directed to suitable detention basins, filtration or other treatment areas.
Specific rural uses setbacks	
RAD4	The following uses, associated buildings and structures are setback from all lot boundaries as follows: <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) – 10m b. Cropping⁽¹⁹⁾ (building only) – 10m
On-site car parking	
RAD5	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.

Telecommunications facility⁽⁸¹⁾	
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.	
RAD6	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.
RAD7	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
RAD8	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
RAD9	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
RAD10	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
RAD11	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.</p>
RAD12	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
RAD13	Development is not located within a Resource Area on the Extractive Resources overlay map.

Values and constraints requirements

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.

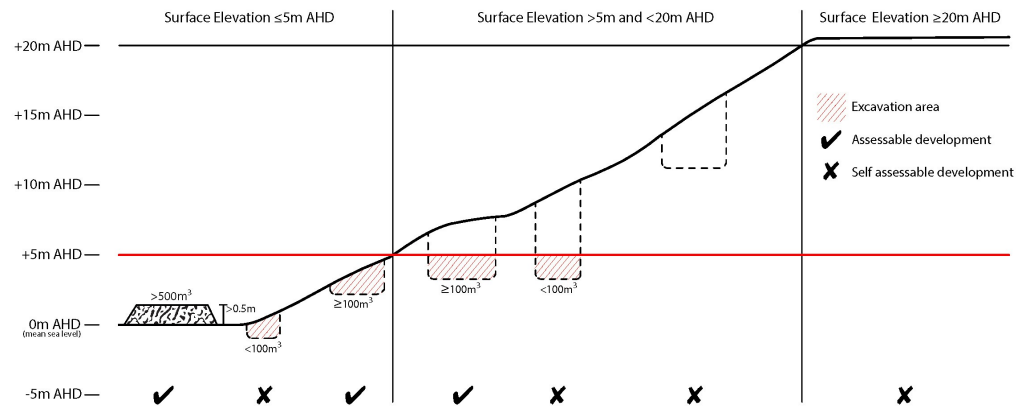
Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following requirements apply)

Note - Planning scheme policy - Acid sulfate soils provides guidance for requirements for accepted development development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m³ and 500m³ respectively.

RAD14	Development does not involve:
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6 Zones

- a. excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or
- b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD.

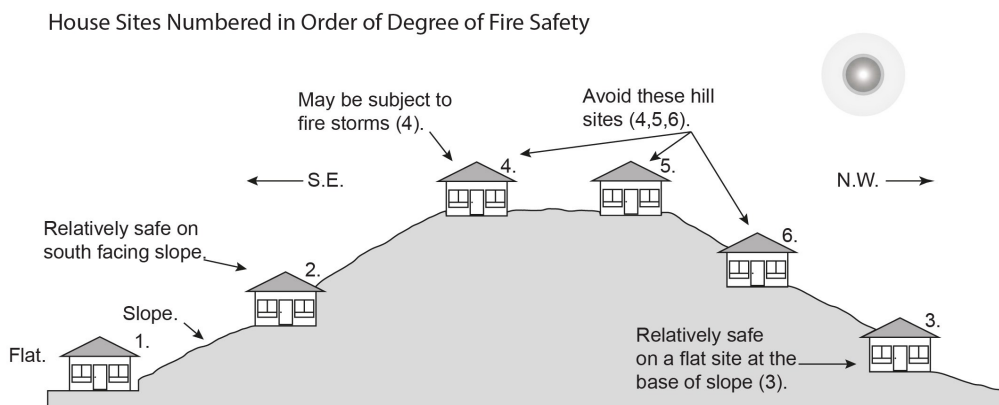


Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following requirements apply)

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

RAD15

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



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

RAD16

Buildings and structures have contained within the site:

	<ul style="list-style-type: none"> a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.</p>
RAD17	<p>The length of driveway:</p> <ul style="list-style-type: none"> a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
RAD18	<ul style="list-style-type: none"> a. A reticulated water supply is provided by a distributor retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
RAD19	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following requirements apply)</p> <p>Note - The following are excluded from the native clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; 	

6 Zones

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

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

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

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

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

RAD20

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

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

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

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

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

RAD21	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following requirements apply)	
RAD22	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
RAD23	<p>Development within the separation area does not include the following uses:</p> <ol style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾;

6 Zones

	<ul style="list-style-type: none"> m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
RAD24	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
RAD25	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following requirements apply)	
RAD26	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house;⁽²²⁾ e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
RAD27	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
RAD28	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following requirements apply)	
<p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
RAD29	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p> <p>Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions</p>
RAD30	<p>A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.</p> <p>This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>
RAD31	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
RAD32	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground surface prior to work commencing.
RAD33	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following requirements apply)	
RAD34	<p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
RAD35	<p>Buildings, excluding domestic outbuildings:</p>

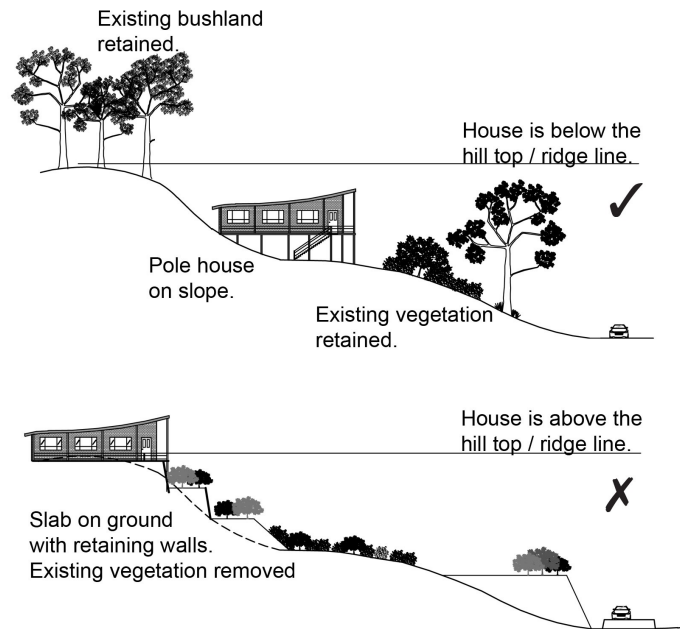
6 Zones

	<ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
RAD36	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following requirements apply)	
RAD37	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
RAD38	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
RAD39	<p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
RAD40	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
RAD41	<p>On-site sewerage facilities in a Water supply buffer for a dwelling house⁽²²⁾ include:</p> <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
RAD42	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
RAD43	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
RAD44	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
RAD45	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
RAD46	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.

Overland flow path (refer Overlay map - Overland flow path to determine if the following requirements apply)	
RAD47	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
RAD48	<p>Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>
RAD49	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
RAD50	Development for a material change of use or building work that involves a hazardous chemical ensures the hazardous chemicals is not located within an overland flow path area.
RAD51	Development for a material change of use or building work for a Park ⁽⁵⁷⁾ ensures that work is provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following requirements apply)	
<p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>	
RAD52	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following requirements apply)	
RAD53	Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

6 Zones

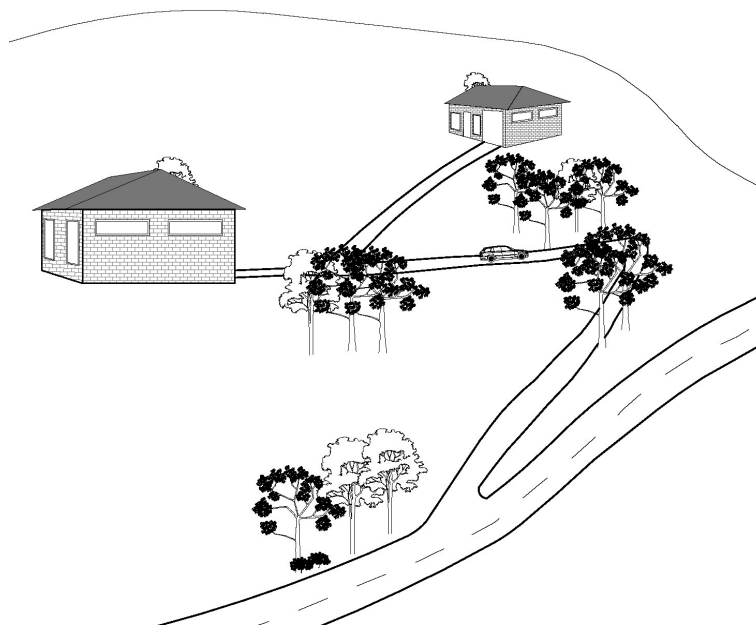
- a. located on a hill top or ridge line; and
- b. all parts of the building and structure are located below the hill top or ridge line.



RAD54

Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:

- a. go across land contours and do not cut straight up slopes;
- b. follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.



RAD55 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:

Colours from Australian Standard AS2700s – 1996		
G12 – Holly	G53 – Banksia	N44 – Bridge Grey
G13 – Emerald	G54 – Mist Green	N45 – Koala Grey
G14 – Moss Green	G55 – Lichen	N52 – Mid Grey
G15 – Rainforest Green	G56 – Sage Green	N54 – Basalt
G16 – Traffic Green	G62 – Rivergum	N55 – Lead Grey
G17 – Mint Green	G64 – Slate	X54 – Brown
G21 – Jade	G65 – Ti Tree	X61 – Wombat
G22 – Serpentine	N25 – Birch Grey	X62 – Dark Earth
G23 – Shamrock	N32 – Green Grey	X63 – Iron Bark
G24 – Fern Green	N33 – Lightbox Grey	Y51 – Bronze Olive
G25 – Olive	N35 – Light Grey	Y61 – Black Olive
G34 – Avocado	N41 – Oyster	Y63 – Khaki
G52 – Eucalyptus	N42 – Storm Grey	Y66 – Mudstone
	N43 – Pipeline Grey	

RAD56 Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.

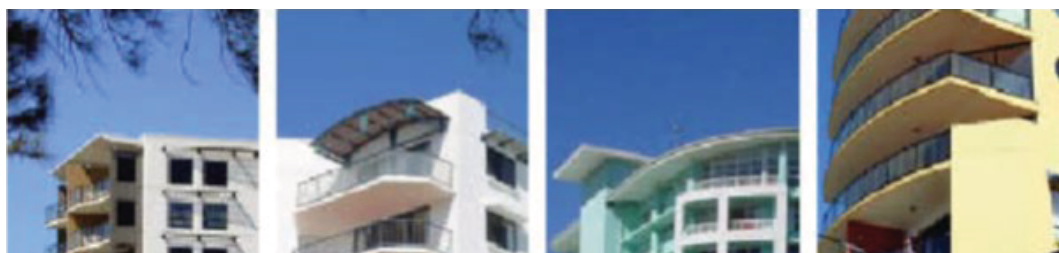
RAD57 Where located in the Locally important (Coast) scenic amenity overlay;

- a. landscaping comprises indigenous coastal species;
- b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90° to the coast;
- c. where over 12m in height, the building design includes the following architectural character elements:
 - i. curving balcony edges and walls, strong vertical blades and wall planes;



- ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;

6 Zones



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



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



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

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

Part B — Criteria for assessable development - Extractive industry zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, and located in a precinct, the assessment benchmarks are the criteria set out in Part B, Table 6.2.5.2 as well as the purpose statement and overall outcomes of this code.

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

Table 6.2.5.2 Assessable development - Extractive industry zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
General criteria	
Building height	
PO1 Height of buildings:	E1 Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights.

<p>a. is consistent with the low rise, open character and amenity of the surrounding area; or</p> <p>b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.</p>	
Amenity	
<p>PO2</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No example provided.</p>
<p>Hazardous Chemicals</p> <p>Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO3</p> <p>Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.</p>	<p>E3.1</p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <ol style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <p>b. For any hazard scenario involving fire or explosion:</p> <ol style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>If criteria E3.1 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p> <p>E3.2</p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose</p> <p>a. For any hazard scenario involving the release of gases or vapours:</p>

6 Zones

	<ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <ul style="list-style-type: none"> b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. <p>If criteria E3.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5×10^{-6}/year.</p> <p>E3.3</p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose</p> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. <p>If criteria E3.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50×10^{-6}/year.</p>
<p>PO4</p> <p>Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p>E4</p> <p>Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.</p>
<p>PO5</p> <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>E5</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>

<p>PO6</p> <p>Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government “flood hazard area” are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.</p>	<p>E6.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively:</p> <ol style="list-style-type: none"> bulk tanks are anchored so they cannot float if submerged or inundated by water; and tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level. <p>E6.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area’s flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
Lighting	
<p>PO7</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>E7</p> <p>Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - “Curfewed hours” are taken to be those hours between 10pm and 7am on the following day</p>
Traffic matters	
<p>PO8</p> <p>Traffic generation, vehicle movement and on-site car parking associated with an activity:</p> <ol style="list-style-type: none"> provides safe, convenient and accessible access for vehicles and pedestrians; provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand; is appropriate to the road classification and carrying capacity of the local network and able to meet the additional demands generated by the development; and does not result adverse impacts on the efficient and safe functioning of the road network. 	<p>E8</p> <p>Development ensures that:</p> <ol style="list-style-type: none"> vehicle access is designed and located in accordance with Planning scheme policy - Integrated design. the design of on-site vehicle manoeuvring and parking is provided in accordance with the Australian Standard <i>AS2890.1 Parking facilities Part 1: Off-street car parking</i>; On-site car parking is provided at a rate identified in Schedule 7 - Car parking.

6 Zones

<p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	
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Utilities	
<p>PO9</p> <p>All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:</p> <ul style="list-style-type: none"> a. is effective in delivery of service and meets reasonable community expectations; b. has capacity to service the maximum lot yield envisaged for the zone and the service provider’s design assumptions; c. ensures a logical, sequential, efficient and integrated roll out of the service network; d. is conveniently accessible in the event of maintenance or repair; e. minimises whole of life cycle costs for that infrastructure; f. minimises risk of potential adverse impacts on the natural and built environment; g. minimises risk of potential adverse impact on amenity and character values; h. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. 	<p>E9</p> <p>Development is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).</p>

Where for extractive industry ⁽²⁷⁾ use only					
Buffers, separation and amenity					
<p>PO10</p> <p>Extractive industry⁽²⁷⁾ is adequately separated from residential uses and other sensitive receptors to minimise potential for nuisance or complaint.</p>	<p>E10</p> <p>Resource and processing activities are separated from sensitive receptors by the following minimum distances:</p> <p>Extractive resource separation distances</p> <table border="1" data-bbox="815 1832 1465 2040"> <thead> <tr> <th data-bbox="815 1832 1248 1937">Activity</th> <th data-bbox="1248 1832 1465 1937">Minimum separation distance</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 1937 1248 2040">Resource and processing not involving blasting or crushing (namely sand, gravel, clay and soil)</td> <td data-bbox="1248 1937 1465 2040">200m</td> </tr> </tbody> </table>	Activity	Minimum separation distance	Resource and processing not involving blasting or crushing (namely sand, gravel, clay and soil)	200m
Activity	Minimum separation distance				
Resource and processing not involving blasting or crushing (namely sand, gravel, clay and soil)	200m				

	Activity	Minimum separation distance				
	Resource and processing involving blasting or crushing (namely rock)	1000m				
Management of operations						
<p>PO11</p> <p>The design, operation and staging of the extractive industry⁽²⁷⁾:</p> <ol style="list-style-type: none"> promotes the efficient utilisation of the resource; ensures vibration and noise levels do not exceed the Acoustic Quality Objectives contained in the Environmental Protection (Noise) Policy 2008; ensures dust and other potential air pollutants do not exceed the Air Quality Objectives contained in the Environmental Protection (Air) Policy 2008; ensures lighting complies with the Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting; avoid impacts on natural environmental values to the greatest extent practicable and where impacts cannot be avoided the loss or decrease in values is minimised or offset; protects water quality and demonstrates compliance with relevant water quality objectives and outcomes; mitigate the potential adverse impacts of constraints present on the site including but not limited to acid sulfate soils, flood, bushfire and landslide; optimises potential alternative land uses after the cessation of extractive activities; has regard to the desired visual character of the locality. <p>Note - An Environmental management plan is to be prepared and submitted in accordance with Planning scheme policy - Extractive industry.</p>	No example provided.					
<p>PO12</p> <p>Disturbances to surrounding land uses are minimised through limited hours of operation for Extractive Industry⁽²⁷⁾ activities.</p> <table border="1" data-bbox="129 2011 788 2056"> <thead> <tr> <th data-bbox="129 2011 347 2056">Activity</th> <th data-bbox="347 2011 788 2056">Hours of operation</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Activity	Hours of operation			No example provided.	
Activity	Hours of operation					

6 Zones

<p>Blasting Operations</p>	<p>9am to 5pm Monday to Friday No operations Saturday, Sunday or public holidays</p>	
<p>All Other Operations</p>	<p>6am to 6pm Monday to Friday. 7am to 1pm Saturday. No operations Sunday or public holidays.</p>	<p>PO13</p> <p>On-site drainage is designed, constructed and maintained to:</p> <ol style="list-style-type: none"> avoid erosion; avoid pollution of groundwater and surface water; maintain the natural flow of water through and under the site; provide opportunities to conserve and reuse water on the site; prevent flooding or inundation of downstream and upstream properties; and adjoining sites. where in a Water supply buffer (refer to Overlay map - Infrastructure buffers), demonstrate compliance with the development and water quality vision and objectives and specific outcomes of the <i>Seqwater Development Guidelines; Development guidelines for water quality management in drinking water catchments</i>. <p>Note - An on-site Stormwater Management Plan is to be prepared and submitted in accordance with Planning scheme policy - Stormwater management.</p>
<p>PO14</p> <p>Development is designed and operated in a manner which will not compromise the stability, safety or operation of major infrastructure.</p> <p>Note - Refer to Major Infrastructure Map figure X for identified Major Infrastructure locations.</p>		<p>No example provided.</p>
<p>PO15</p> <p>Development is designed and managed to minimise the risk and impact of any accidental spills and/or releases of chemicals and other materials that may contaminate soil, stormwater, groundwater and/or air.</p>		<p>E15</p> <p>Storage of fuels and chemicals on-site is undertaken in accordance with AS.1940 – Storage & Handling of Flammable and Combustible Liquids.</p>
<p>PO16</p> <p>Caretaker's accommodation⁽¹⁰⁾ is provided on site, where:</p>		<p>E16.1</p> <p>A Caretaker's accommodation⁽¹⁰⁾ is:</p>

<p>a. it is compatible with and does not constrain existing and future extractive industry⁽²⁷⁾ activities;</p> <p>b. is safe for the residents; and</p> <p>c. has regard to the residents' needs for recreation space.</p>	<p>a. a maximum GFA of 80m²</p> <p>b. separated from the processing and operational areas of the site by at least 150m;</p> <p>c. provided with separate access from a road frontage to that of the extractive resource activity.</p>
	<p>E16.2</p> <p>No more than 1 Caretaker's accommodation⁽¹⁰⁾ unit is established per Extractive Industry⁽²⁷⁾ operation.</p> <p>Note - Refer to Key Resource Area Map figure X. for identified Resource and Processing Areas</p>
Traffic and transport	
<p>PO17</p> <p>Transport of materials from the site to a major road is undertaken:</p> <p>a. on an Extractive resources transport route;</p> <p>b. in a way which maintains the safety and efficiency of roads comprising the Extractive resources transport route.</p> <p>Note - Refer to Overlay map - Extractive resources for identified Extractive resource transport routes.</p>	<p>No example provided.</p>
<p>PO18</p> <p>Extractive resource transport routes are constructed and maintained to a sufficient standard to cater for the proposed use.</p> <p>Note - A Transport route impact assessment outlining the existing standard and condition of the identified transport route is to be prepared and submitted in accordance with Planning scheme policy - Extractive industry. The report is to identify potential impacts on the network as a result of the development.</p>	<p>No example provided.</p>
Building height	
<p>PO19</p> <p>Height of buildings for Animal husbandry⁽⁴⁾ and Cropping⁽¹⁹⁾ uses:</p> <p>a. is consistent with the low rise, open character and amenity of the surrounding area;</p> <p>b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises.</p>	<p>E19</p> <p>Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights.</p>

6 Zones

Waste treatment	
<p>PO20</p> <p>Stormwater generated on site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.</p>	<p>E20</p> <p>All concentrated use areas (eg sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all runoff is directed to suitable detention basins, filtration or other treatment areas.</p>
Industrial Uses Only	
Ancillary office ⁽⁵³⁾ and administration	
<p>PO21</p> <p>Ancillary office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the primary use of the site or other industrial activities in the precinct.</p>	<p>E21</p> <p>The combined area of ancillary administration functions, does not exceed 10% of the GFA or 200m², whichever is the lesser.</p>
Staff recreation	
<p>PO22</p> <p>Staff are provided with adequate and amenable break/dining facilities to suit the nature of the activities on-site.</p>	<p>E22</p> <p>Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that:</p> <ol style="list-style-type: none"> Includes adequate seating, tables and rubbish bins for the number of staff on-site; is adequately protected from the weather; is safely accessible to all staff; is separate and private from public areas; is located away from a noisy or odorous activity.
Waste	
<p>PO23</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>E23</p> <p>Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.</p>
Environmental impacts	
<p>PO24</p> <p>Where a use is not an environmentally relevant activity under the Environmental Protection Act, the release of any containment that may cause environmental harm is mitigated to an acceptable level.</p>	<p>E24</p> <p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
<p>PO25</p>	<p>E25</p>

Where a use is not an environmentally relevant activity under the Environmental Protection Act, noise emissions at receptor sites is mitigated to an acceptable level.	Development does not generate noise exceeding the standards listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
Noise	
<p>PO26</p> <p>Noise generating uses do not adversely affect existing noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	No example provided.
<p>PO27</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ol style="list-style-type: none"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E27.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>E27.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
Emissions into Brisbane operational airspace	
PO28	E28.1

6 Zones

<p>Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace.</p>	<p>Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.</p>
<p>Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.</p>	<p>E28.2</p> <p>Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</p>

Stormwater	
<p>PO29</p> <p>Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient.</p>	<p>E29.1</p> <p>The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.</p> <p>E29.2</p> <p>Stormwater pipe network capacity is to be calculated in accordance with the Hydraulic Grade Line method as detailed in Australian Rainfall and Runoff or QUDM.</p>
<p>PO30</p> <p>Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.</p>	<p>E30.1</p> <p>The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.</p> <p>E30.2</p> <p>The external (downstream) drainage system safely conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment without allowing the flows to encroach upon private lots.</p> <p>E30.3</p> <p>Overland flow paths from roads and public open space areas do not pass through private lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p> <p>E30.4</p> <p>The flow velocity in all unlined or soft faced open drains is kept within acceptable limits for the type of material or lining and condition of the channel.</p> <p>Note - Refer to QUDM for recommended average flow velocities.</p>
<p>PO31</p>	<p>E31</p>

<p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	<p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>PO32</p> <p>Stormwater run-off from the site is conveyed to a point of lawful discharge without causing actionable nuisance to any person, property or premises.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	<p>No example provided.</p>
<p>PO33</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p>PO34</p> <p>Where development:</p> <ol style="list-style-type: none"> a. is for an urban purpose that involves a land area of 2500m² or greater; and b. will result in: <ol style="list-style-type: none"> i. 6 or more dwellings; or ii. an impervious area greater than 25% of the net developable area, 	<p>No example provided.</p>

6 Zones

<p>stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water environments and meet the design objectives outlined in Schedule 10</p> <p>- Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>									
<p>PO35</p> <p>Stormwater drainage pipes and structures through or within private land (including inter-allotment drainage) are protected by easements in favour of Council with sufficient area for practical access for maintenance purposes.</p> <p>Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.</p>	<p>E35</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour of Council. Minimum easement widths are as follows:</p> <table border="1" data-bbox="810 875 1465 1402"> <thead> <tr> <th>Pipe Diameter</th> <th>Minimum easement width (excluding access requirements)</th> </tr> </thead> <tbody> <tr> <td>Stormwater pipe up to 825mm diameter</td> <td>3.0m</td> </tr> <tr> <td>Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter</td> <td>4.0m</td> </tr> <tr> <td>Stormwater pipe greater than 825mm diameter</td> <td>Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).</td> </tr> </tbody> </table> <p>Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.</p> <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.</p>	Pipe Diameter	Minimum easement width (excluding access requirements)	Stormwater pipe up to 825mm diameter	3.0m	Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m	Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).
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Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side).								
<p>PO36</p> <p>Stormwater management facilities (excluding outlets) are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>								
<p>Site works and construction management</p>									
<p>PO37</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No example provided.</p>								

<p>PO38</p> <p>All works on-site are managed to:</p> <ul style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>E38.1</p> <p>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:</p> <ul style="list-style-type: none"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour 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.
	<p>E38.2</p> <p>Stormwater runoff, erosion and sediment controls are constructed in accordance with Planning scheme policy - Integrated design (Appendix C) prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>E38.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>E38.4</p> <p>Existing street trees are protected and not damaged during works.</p>

6 Zones

	<p>Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS 4970 Protection of trees on development sites are adopted and implemented.</p>
<p>PO39</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>E39</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO40</p> <p>All 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.</p> <p>Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>Note - A haulage route must be identified and approved by Council where imported or exported material is transported to the site via a road of Local Collector standard or less, and:</p> <ol style="list-style-type: none"> the aggregate volume of imported or exported material is greater than 1000m³; or the aggregate volume of imported or exported material is greater than 200m³ per day; or the proposed haulage route involves a vulnerable land use or shopping centre. <p>Note - A dilapidation report (including photographs) may be required for the haulage route to demonstrate compliance with this PO.</p> <p>Editor's note - Where associated with a State-controlled road, further requirements may apply, and approval may be required from the Department of Transport and Main Roads.</p>	<p>E40.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p>
	<p>E40.2</p> <p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.</p>
	<p>E40.3</p> <p>Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p>
	<p>E40.4</p> <p>Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>Note - A dilapidation report may be required to demonstrate compliance with this E.</p>
	<p>E40.5</p> <p>Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including</p>

	<p>postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the works.</p> <p>Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.</p>
	<p>E40.6</p> <p>Access to the development site is obtained via an existing lawful access point.</p>
<p>PO41</p> <p>All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>E41</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage.</p>
<p>PO42</p> <p>Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas.</p> <p>Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).</p>	<p>E42</p> <p>Soil disturbances are staged into manageable areas of not greater than 3.5 ha.</p>
<p>PO43</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>E43.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p> <p>E43.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p>

6 Zones

	<p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</p> <p>Note - The chipped vegetation must be stored in an approved location.</p>
<p>PO44</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	<p>No example provided.</p>

Other uses

Specific rural uses setbacks

<p>PO45</p> <p>Development ensures:</p> <p>a. chemical spray, fumes, odour, dust are contained on site;</p> <p>b. unreasonable nuisance or annoyance resulting from -but not limited to - noise, storage of materials and rubbish does not adversely impact upon land users adjacent to, or within the general vicinity; and</p> <p>c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the surrounding environment.</p>	<p>E45</p> <p>The following uses and associated buildings are setback from all property boundaries as follows:</p> <p>a. Animal husbandry⁽⁴⁾ (buildings only) – 10m</p> <p>b. Cropping⁽¹⁹⁾ (building only) – 10m</p>
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Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾

<p>PO46</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p>	<p>E46.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p>
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<p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p>
<p>PO47</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>E46.2</p> <p>A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.</p> <p>E47</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO48</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>E48</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>PO49</p> <p>Development does not constrain utilisation of existing and anticipated extractive resources.</p>	<p>E49</p> <p>Development is not located within a Resource Area on the Extractive Resources overlay map.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO50</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>E50.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>

6 Zones

	<p>E50.2</p> <p>If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.</p>
<p>PO51</p> <p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>E51</p> <p>A minimum area of 45m² is available to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p>PO52</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>E52</p> <p>The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.</p>
<p>PO53</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>E53.1</p> <p>Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.</p>
	<p>E53.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>E53.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	<p>E53.4</p> <p>All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.</p> <p>Where there is no established building line the facility is located at the rear of the site.</p>
	<p>E53.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>

	<p>E53.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO54</p> <p>Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.</p>	<p>E54</p> <p>An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.</p>
<p>PO55</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.</p>	<p>E55</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>PO56</p> <p>Development does not constrain utilisation of existing and anticipated extractive resources.</p>	<p>E56</p> <p>Development is not located within a Resource Area on the Extractive Resources overlay map.</p>

Values and constraints criteria

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

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

Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.

<p>PO57</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p>	<p>E57</p> <p>Development does not involve:</p>
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6 Zones

<ul style="list-style-type: none"> a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	<ul style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas.</p> <p>Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	
<p>PO58</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire. 	<p>E58.1</p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <p>E58.2</p> <p>Buildings and structures have contained within the site:</p> <ul style="list-style-type: none"> a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;

	<ul style="list-style-type: none"> d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959</p>
<p>PO59</p> <p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire. 	<p>E59</p> <p>A length of driveway:</p> <ul style="list-style-type: none"> a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
<p>PO60</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E60</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes:

6 Zones

	<ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
<p>PO61</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. <p>Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	<p>E61</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are excluded from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where accepted development under Part 1, 1.7.7 Accepted development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p>	

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

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

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

Vegetation clearing, ecological value and connectivity

<p>PO62</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	<p>No example provided.</p>
<p>PO63</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; 	<p>No example provided.</p>

6 Zones

<p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO64</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No example provided.</p>
<p>PO65</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p> <p>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</p> <p>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>No example provided.</p>
<p>PO66</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <p>a. providing contiguous patches of habitat;</p> <p>b. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>c. providing wildlife movement infrastructure;</p> <p>d. providing replacement and rehabilitation planting to improve connectivity.</p>	<p>No example provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO67</p>	<p>No example provided.</p>

<p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	
Vegetation clearing and water quality	
<p>PO68</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No example provided.
<p>PO69</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No example provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO70</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No example provided.
<p>PO71</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; 	No example provided.

6 Zones

<ul style="list-style-type: none"> b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO72</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	<p>No example provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO73</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, the environmental offset provisions in schedule 11 of the Regulation, in combination with the requirements of the Environmental Offset Act 2014, apply.</p>	<p>No example provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	

<p>PO74</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>E74</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO75</p> <p>Development:</p> <ol style="list-style-type: none"> does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; is compatible with the operation of an Extractive industry⁽²⁷⁾; does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<p>E75</p> <p>Development within the separation area does not include the following activities:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾; Non-resident workforce accommodation⁽⁵²⁾; Relocatable home park⁽⁶²⁾; Residential care facility⁽⁶⁵⁾; Resort complex⁽⁶⁶⁾; Retirement facility⁽⁶⁷⁾; Rural workers' accommodation⁽⁷¹⁾; Short-term accommodation⁽⁷⁷⁾; Tourist park⁽⁸⁴⁾.
<p>PO76</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>E76</p> <p>All habitable rooms within the separation area are:</p> <ol style="list-style-type: none"> acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; provided with mechanical ventilation.
<p>PO77</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>E77</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	

6 Zones

<p>PO78</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>E78</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO79</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>E79.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>E79.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p>	

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

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

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

<p>PO80</p> <p>Development will:</p> <ol style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>E80</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO81</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No example provided.</p>
<p>PO82</p>	<p>No example provided.</p>

6 Zones

<p>Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.</p>	
<p>PO83</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>E83</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO84</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the safety of people and property on a site and neighbouring sites from landslides; ensures the long-term stability of the site considering the full nature and end use of the development; ensures site stability during all phases of construction and development; minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>E84</p> <p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
<p>PO85</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p>	<p>E85</p> <p>Buildings, excluding domestic outbuildings:</p>

<ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO86</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>E86</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO87</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>E87.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>E87.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>E87.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>E87.4</p>

6 Zones

	<p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>E87.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO88</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>E88</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power; c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO89</p> <p>Development within a Bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>E89</p> <p>Development:</p> <ol style="list-style-type: none"> a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO90</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>E90</p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ol style="list-style-type: none"> a. buildings or structures; b. gates and fences;

	<ul style="list-style-type: none"> c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
<p>PO91</p> <p>Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>E91</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO92</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>E92</p> <p>Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO93</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No example provided.</p>
<p>PO94</p>	<p>No example provided.</p>

6 Zones

<p>Development:</p> <ol style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	
<p>PO95</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No example provided.</p>
<p>PO96</p> <p>Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.</p>	<p>E96</p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
<p>PO97</p> <p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>E97</p> <p>Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.</p>
<p>PO98</p>	<p>E98.1</p>

<p>Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V.
<p>PO99</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>E98.2</p> <p>Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO100</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>E100</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Riparian and wetland setbacks</p>	
<p>PO101</p>	<p>E101</p>

6 Zones

<p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	<p>Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>						
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>							
<p>PO102</p> <p>Development:</p> <ol style="list-style-type: none"> avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; retain the natural character or bushland settings as the dominant landscape characteristic; is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>E102</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ol style="list-style-type: none"> located on a hill top or ridge line; all parts of the building and structure are located below the hill top or ridge line. 						
<p>PO103</p> <p>Development:</p> <ol style="list-style-type: none"> does not adversely detract or degrade the quality of views, vista or key landmarks; retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>E103</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ol style="list-style-type: none"> go across land contours, and do not cut straight up slopes; follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height. 						
<p>PO104</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ol style="list-style-type: none"> are consistent with a natural, open space character and bushland environment; 	<p>E104.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="810 1937 1471 2040"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> </tbody> </table>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey
Colours from Australian Standard AS2700s – 1996							
G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey					

<p>b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;</p> <p>c. are not visually dominant or detract from the natural qualities of the landscape.</p>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="padding: 2px;">G13 – Emerald</td> <td style="padding: 2px;">G55 – Lichen</td> <td style="padding: 2px;">N45 – Koala Grey</td> </tr> <tr> <td style="padding: 2px;">G14 – Moss Green</td> <td style="padding: 2px;">G56 – Sage Green</td> <td style="padding: 2px;">N52 – Mid Grey</td> </tr> <tr> <td style="padding: 2px;">G15 – Rainforest Green</td> <td style="padding: 2px;">G62 – Rivergum</td> <td style="padding: 2px;">N54 – Basalt</td> </tr> <tr> <td style="padding: 2px;">G16 – Traffic Green</td> <td style="padding: 2px;">G64 – Slate</td> <td style="padding: 2px;">N55 – Lead Grey</td> </tr> <tr> <td style="padding: 2px;">G17 – Mint Green</td> <td style="padding: 2px;">G65 – Ti Tree</td> <td style="padding: 2px;">X54 – Brown</td> </tr> <tr> <td style="padding: 2px;">G21 – Jade</td> <td style="padding: 2px;">N25 – Birch Grey</td> <td style="padding: 2px;">X61 – Wombat</td> </tr> <tr> <td style="padding: 2px;">G22 – Serpentine</td> <td style="padding: 2px;">N32 – Green Grey</td> <td style="padding: 2px;">X62 – Dark Earth</td> </tr> <tr> <td style="padding: 2px;">G23 – Shamrock</td> <td style="padding: 2px;">N33 – Lightbox Grey</td> <td style="padding: 2px;">X63 – Iron Bark</td> </tr> <tr> <td style="padding: 2px;">G24 – Fern Green</td> <td style="padding: 2px;">N35 – Light Grey</td> <td style="padding: 2px;">Y51 – Bronze Olive</td> </tr> <tr> <td style="padding: 2px;">G25 – Olive</td> <td style="padding: 2px;">N41 – Oyster</td> <td style="padding: 2px;">Y61 – Black Olive</td> </tr> <tr> <td style="padding: 2px;">G34 – Avocado</td> <td style="padding: 2px;">N42 – Storm Grey</td> <td style="padding: 2px;">Y63 – Khaki</td> </tr> <tr> <td style="padding: 2px;">G52 – Eucalyptus</td> <td style="padding: 2px;">N43 – Pipeline Grey</td> <td style="padding: 2px;">Y66 – Mudstone</td> </tr> <tr> <td style="padding: 2px;">G53 – Banksia</td> <td></td> <td></td> </tr> </table> <p>E104.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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G16 – Traffic Green	G64 – Slate	N55 – Lead Grey																																						
G17 – Mint Green	G65 – Ti Tree	X54 – Brown																																						
G21 – Jade	N25 – Birch Grey	X61 – Wombat																																						
G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth																																						
G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark																																						
G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive																																						
G25 – Olive	N41 – Oyster	Y61 – Black Olive																																						
G34 – Avocado	N42 – Storm Grey	Y63 – Khaki																																						
G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone																																						
G53 – Banksia																																								
<p>PO105</p> <p>Landscaping</p> <p>a. complements the coastal landscape character and amenity;</p> <p>b. has known resilience and robustness in the coastal environment;</p> <p>Fences and walls:</p> <p>a. do not appear visually dominant or conspicuous within its setting;</p> <p>b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening;</p> <p>c. use materials and colours that are complementary to the coastal environment.</p> <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p>	<p>E105</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <p>a. landscaping comprises indigenous coastal species;</p> <p>b. fences and walls are no higher than 1m; and</p> <p>c. existing pine trees, palm trees, mature fig and cotton trees are retained.</p> <p>d. where over 12m in height, the building design includes the following architectural character elements:</p> <p style="margin-left: 20px;">i. curving balcony edges and walls, strong vertical blades and wall planes;</p> <p style="margin-left: 20px;">ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;</p> <p style="margin-left: 20px;">iii. roof top outlooks, tensile structures as shading devices;</p> <p style="margin-left: 20px;">iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.</p>																																							

6 Zones

Vegetation that contributes to bayside character and identity are:

- a. retained;
- b. protected from development diminishing their significance.