6.2.7 Industry zone code

6.2.7.1 Application - Industry zone

This code applies to assessing development in the Industry zone, if:

1. self-assessable or assessable development where this code is an applicable code identified in the assessment criteria column of a table of assessment (Part 5);

2. impact assessable development (Part 5).

When using this code, reference should be made to Section 5.3.2 Determining the level of assessment and where applicable, Section 5.3.3 Determining the assessment criteria. For self-assessable or assessable development for this Code Part 6.2.7:

1. Part A of the code applies to self-assessable development in all precincts;

2. Part B of the code applies only to assessable development in the 6.2.7.1 'Mixed industry and business precinct';

3. Part C of the code applies only to assessable development in the 6.2.7.2 'Light industry precinct';

4. Part D of the code applies only to assessable development in the 6.2.7.3 'General industry precinct';

5. Part E of the code applies only to assessable development in the 6.2.7.4 'Restricted industry precinct';

6. Part F of the code applies only to assessable development in the 6.2.7.5 'Marine industry precinct'.

6.2.7.2 Purpose - Industry zone

1. The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

2. Industry areas contain high quality, fully serviced, accessible land accommodating a wide range of industrial and supporting activities in accordance with acceptable environmental standards and with minimal impact on surrounding uses. The purpose of the Industry zone code is to implement the policy direction as set out in Part 3, Strategic Framework. The Industry zone contains 5 precincts which have the following purpose:

   a. The Mixed industry and business precinct will facilitate a range of low impact industry[(42)] and associated commercial uses which have a nexus with other industrial activities occurring in the precinct.

   b. The Light industry precinct will facilitate and maintain the long term viability of a range of low impact and low intensity industrial and business activities which are compatible with adjacent commercial and residential areas.

   c. The General industry precinct will facilitate and maintain the long term viability of a broad range of industrial uses which provide significant employment opportunities and require locations which are well separated from incompatible uses.

   d. The Restricted industry precinct will support the continued viability of a range of high impact and hard to locate industrial uses which contribute significantly to the regional economy and require locations which are well separated from incompatible uses.

   e. The Marine industry precinct will facilitate and maintain the long-term viability waterfront-based industry and associated commercial activities which require direct access to a waterway.

6.2.7.3 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable outcomes set out in Part A, Table 6.2.7.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria in Part A, Table 6.2.7.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable outcome	Mixed industry and business precinct - corresponding performance outcome	Light industry precinct - corresponding performance outcome	General industry precinct - corresponding performance outcome	Restricted industry precinct - corresponding performance outcome	Marine industry precinct - corresponding performance outcome
SAO1	PO1	PO1	PO1	PO1	PO4
SAO2	PO2	PO2	PO2	PO2	PO5
SAO3	PO3, PO4	PO3, PO4	PO3, PO4	PO3, PO4	PO6, PO7, PO8
SAO4	PO8	PO8	PO7	PO7	PO11
SAO5	PO18	PO17	PO16	PO16	PO21
SAO6	PO11	PO11	PO10	PO10	PO14
SAO7	PO16	PO15	PO14	PO14	PO18
SAO8	PO26	PO25	PO24	PO24	PO29
SAO9	PO27-31	PO26-30	PO25-29	PO25-29	PO30-34
SAO10	PO33, PO34	PO32, PO33	PO31, PO32	PO31, PO32	PO33, PO34
SAO11	PO33, PO34	PO32, PO33	PO31, PO32	PO31, PO32	PO36, PO37
SAO12	PO36	PO35	PO34	PO34	PO39
SAO13	PO38	PO37	PO36	PO36	PO41
SAO14	PO40	PO39	PO38	PO38	PO43
SAO15	PO41	PO40	PO39	PO39	PO44
SAO16	PO43	PO42	PO41	PO41	PO46
SAO17	PO45	PO44	PO43	PO43	PO48
SAO18	PO41, PO44	PO40, PO43	PO39, PO42	PO39, PO42	PO41, PO44
SAO19	PO43	PO42	PO41	PO41	PO43
SAO20	PO47	PO46	PO45	PO45	PO50
SAO21	PO52	PO51	PO50	PO50	PO55
SAO22	PO49	PO48	PO47	PO47	PO52
SAO23	PO53	PO52	PO51	PO51	PO56
SAO24	PO53	PO52	PO51	PO51	PO56
SAO25	PO54	PO53	PO52	PO52	PO54
SAO26	PO4, PO8, PO15, PO17, PO18, PO19, PO20, PO57	PO4, PO8, PO14, PO16, PO17, PO18, PO19, PO56	PO4, PO7, PO13, PO15, PO16, PO17, PO18, PO56	PO4, PO7, PO13, PO15, PO16, PO17, PO18, PO55	PO7, PO8, PO17, PO19, PO20, PO21, PO22, PO23, PO60
SAO27	PO56	PO55	PO54	PO54	PO59
SAO28	PO56	PO55	PO55	PO55	PO59

SAO29	PO59	PO59	PO62	PO58	PO69
SAO30	PO21 - PO24	PO20 - PO23	PO19 - PO22	PO19 - PO22	PO25 - PO28
SAO31	PO21 - PO24	PO20 - PO23	PO19 - PO22	PO19 - PO22	PO25 - PO28
SAO32	PO76	PO75	PO71	PO64	PO75
SAO33	PO77	PO76	PO72	PO65	PO76
SAO34	PO78	PO77	PO73	PO66	PO77
SAO35	PO78	PO77	PO73	PO66	PO77
SAO36	PO78	PO77	PO73	PO66	PO77
SAO37	PO78	PO77	PO73	PO66	PO77
SAO38	PO80	PO79	PO75	PO68	PO79
SAO39	PO81	PO80	PO76	PO76	PO80
SAO40	PO82 - PO93	PO81 - PO92	PO77 - PO88	PO70 - PO81	PO81 - PO92
SAO41	PO82 - PO93	PO81 - PO92	PO77 - PO88	PO70 - PO81	PO81 - PO92
SAO42	PO94	PO93	PO89	N/A	N/A
SAO43	PO95	PO94	PO90	N/A	N/A
SAO44	PO96	PO95	PO91	N/A	N/A
SAO45	PO97	PO96	PO92	N/A	N/A
SAO46	PO98	PO97	PO93	N/A	N/A
SAO47	PO99	PO98	PO94	N/A	N/A
SAO48	PO48	PO48	PO46	PO46	PO51
SAO49	PO100	PO99	PO95	PO82	PO93
SAO50	PO100	PO99	PO95	PO82	PO93
SAO51	PO103	PO102	PO98	PO85	PO96
SAO52	PO103	PO102	PO98	PO85	PO96
SAO53	PO103	PO102	PO98	PO85	PO96
SAO54	PO104	PO103	PO99	N/A	N/A
SAO55	PO105	PO104	PO100	N/A	N/A
SAO56	PO106, PO107	PO105, PO106	PO101, PO102	N/A	N/A
SAO57	PO109	PO108	PO104	N/A	N/A
SAO58	PO110-PO112, PO114-PO116	PO108-PO110, PO112-PO114	PO105-PO107, PO108-PO110	PO86-PO88, PO90-PO92	PO97-PO99, PO101-PO103
SAO59	PO110-PO112, PO114-PO116	PO108-PO110, PO112-PO114	PO105-PO107, PO109-PO111	PO86-PO88, PO90-PO92	PO97-PO99, PO101-PO103
SAO60	PO110-PO112	PO108-PO110	PO105-PO107	PO86-PO88	PO97-PO99
SAO61	PO113	PO111	PO108	PO92	PO100

SAO62	PO117	PO115	PO112	PO93	PO104
SAO63	PO118	PO116	PO113	PO94	PO105

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Parts B, C, D, E and F of the code.

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

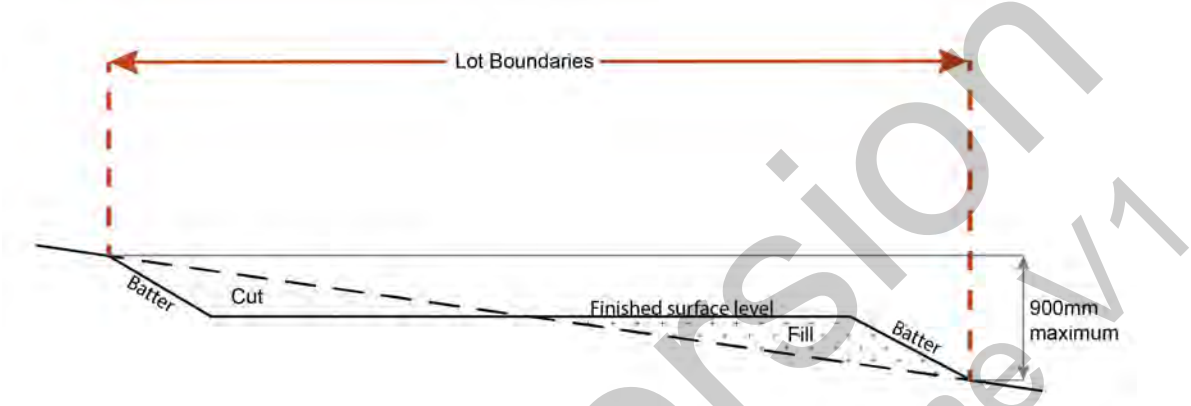
Part A—Criteria for self-assessable development - All precincts

Table 6.2.7.1 Criteria for self-assessable development - All precincts

Self-assessable acceptable outcomes	
General criteria	
Extensions to existing buildings	
SAO1	Extensions to an existing building do not exceed 20% of the existing GFA on-site. Note - The 20% increase in GFA includes all previous instances of GFA increase under this outcome, or as part of Building Work.
Building height	
SAO2	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
SAO3	Extensions to buildings maintain a minimum setback of: a. 6m to the street frontage (other than the Bruce Highway); b. 3m to the secondary street frontage; c. 5m to land not included in the Industry zone; d. 10m to a boundary adjoining the Bruce Highway.
Landscaping	
SAO4	Development does not result in a net reduction in established landscaping on the site.
Lighting	
SAO5	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Car parking	
SAO6	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.
Waste	
SAO7	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.

Self-assessable acceptable outcomes	
Clearing of habitat trees where not located in the Environmental areas overlay map.	
SAO8	Development does not result in the damaging,destroyed or clearing of a habitat tree. This does not apply to: a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of a habitat tree reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural , Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Native forest practice where exempt under Part 1, 1.7.7 Exempt development. Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.
Works criteria	
Utilities	
SAO9	Where available, the development is connected to: a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. sealed and dedicated road.
Access	
SAO10	Any new or changes to existing site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

Self-assessable acceptable outcomes	
SAO11	Any new or changes to existing internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.
Stormwater	
SAO12	Any new or changes to existing stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises in accordance with Planning scheme policy – Integrated design. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
SAO13	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: a. is for urban purposes only; b. involves a land area greater than 2500m^2; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area;
Site works and construction management	
SAO14	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO15	Site construction works incorporate temporary stormwater run-off, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design.
SAO16	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.
SAO17	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
SAO18	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
SAO19	Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
Earthworks	
SAO20	The site is prepared and the fill placed on-site in accordance with Australian Standard AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures
SAO21	The total of all excavation (cut) and fill on-site does not exceed 900mm in height.

Self-assessable acceptable outcomes	
	Figure - Cut and fill  Note - This is site eathworks not building work.
SAO22	Filling or excavation does not result in: a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. Note - Public sector entity is defined in the Sustainable Planning Act 2009.

Fire services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

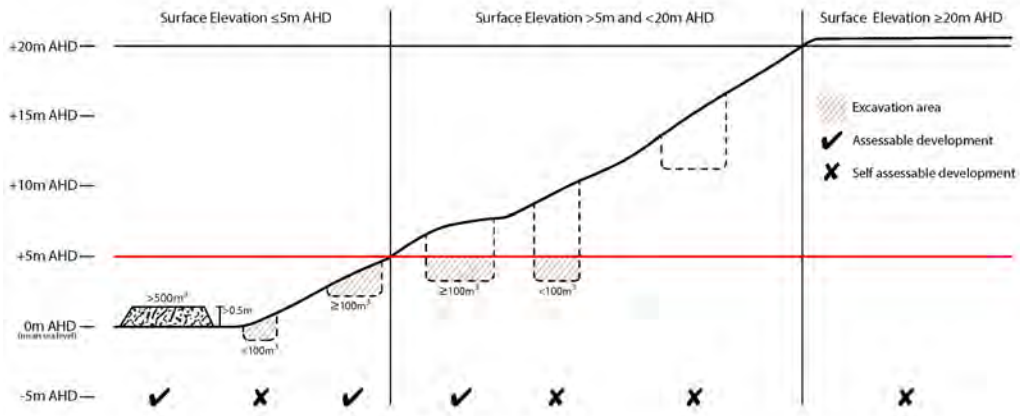
i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water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

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

SAO23	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*.

Self-assessable acceptable outcomes	
	Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005): a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
SAO24	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
SAO25	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.

Self-assessable acceptable outcomes	
Use specific criteria	
Land use	
SAO26	Where within 100m of a sensitive zone: a. development is undertaken fully indoors; b. uses do not create audible noise measured at the boundary of the site between the hours of 7:00 pm and 6:00 am; c. any new plant or air conditioning equipment is not located along adjoining boundaries with sensitive land uses and screened from view of the street; d. landscaping and noise attenuating fencing are used to buffer visual and audible impacts generated from the use.
SAO27	The combined area for ancillary office(53) and administration functions does not exceed 20% of the GFA or 200m^2 whichever is the lesser.
SAO28	The display of items for sale to the public is limited to commodities, articles or goods resulting from the industrial processes undertaken on-site and limited to 5% of the GFA or 100m^2 of the use, whichever is the lesser.
Caretaker's accommodation (10)	
SAO29	Caretaker's accommodation(10): a. has a maximum GFA of 80m^2; b. does not gain access from a separate driveway to the principal use of the site; c. Includes a minimum 16m^2 of private open space directly accessible from a habitable room.
Hazardous Chemicals	
SAO30	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Table 9.0.1 Hazardous Chemicals Self-Assessable Thresholds complies with Schedule 9, Table 9.0.3 Hazardous Chemicals Self-Assessable Criteria.
SAO31	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Table 9.0.2 Hazardous Chemicals Assessable Thresholds.
Telecommunications facility(81) Editor's note - In accordance with the Federal legislation Telecommunications facilities(81) must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
SAO32	A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
SAO33	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.

Self-assessable acceptable outcomes	
SAO34	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO35	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO36	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO37	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
SAO38	All equipment comprising the telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria	
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.	
SAO39	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below 5m Australian Height Datum AHD, or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m AHD. 

Self-assessable acceptable outcomes

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

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

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

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

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

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

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

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

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

h. Grazing of native pasture by stock;

i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.

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

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

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

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

SAO40	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in High Value Area or Value Offset Area is for the purpose of a new dwelling house[(22)] and all associated facilities* or an extension to an existing dwelling house[(22)] only, and comprises an area no greater than 1500m^2. Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - See in heading above for other uses exempt from native vegetation clearing requirements. Editor's note - Where self-assessable vegetation clearance is being undertaken, 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;

Self-assessable acceptable outcomes	
	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 self-assessable vegetation clearing is being undertaken, 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.
SAO41	No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer. This does not apply to the following: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)	
SAO42	Development does not result in more than one dwelling house[(22)] per lot within separation areas.
SAO43	Development within the separation area does not include the following uses: a. caretaker's accommodation[(10)]; b. community residence[(16)]; c. dual occupancy[(21)]; d. dwelling unit[(23)]; e. hospital[(36)]; f. rooming accommodation[(69)]; g. multiple dwelling[(49)]; h. non-resident workforce accommodation[(52)]; i. relocatable home park[(62)]; j. residential care facility[(65)]; k. resort complex[(66)]; l. retirement facility[(67)]; m. rural workers' accommodation[(71)]; n. short-term accommodation[(77)]; o. tourist park[(84)].

Self-assessable acceptable outcomes	
SAO44	All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
SAO45	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 assessment criteria apply)	

SAO46	The following uses are not located within the 100m wide transport route buffer:
	
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house;(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

SAO47	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
SAO48	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - 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.	
SAO49	Development is for the preservation, maintenance, repair and restoration of the site, object or building. This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character. Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions

Self-assessable acceptable outcomes	
SAO50	A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan. This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.
SAO51	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.
SAO52	The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character: a. construction of any building; b. laying of overhead or underground services; c. any sealing, paving, soil compaction; d. any alteration of more than 75mm to the ground level prior to work commencing.
SAO53	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	

SAO54	Development does not include the following uses within a Wastewater treatment plant buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house;(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

SAO55	Development does not include the following uses located within a landfill site buffer:
	
	a. caretaker's accommodation(10);
	b. community residence(16);
	c. dual occupancy(21);
	d. dwelling house;(22)
	e. dwelling unit(23);
	f. hospital(36);
	g. rooming accommodation(69);

Self-assessable acceptable outcomes	

	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).

SAO56	All habitable rooms located within an Electricity supply substation buffer are: a. located a minimum of 10m from an electricity supply substation(80) ; and b. acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.
SAO57	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 assessment criteria apply)	
SAO58	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.
SAO59	Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow
SAO60	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO61	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.
SAO62	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 assessment criteria apply) Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.	
SAO63	No development is to occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line

Self-assessable acceptable outcomes	
	c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations. Note - The minimum setback distance applies to the each side of waterway.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply) Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code	

6.2.7.1 Mixed industry and business precinct

6.2.7.1.1 Purpose - Mixed industry and business precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Mixed industry and business precinct:

    a. A range of employment-intensive, knowledge-based, low impact industrial activities and associated commercial activities are established in the precinct which benefit from high levels of exposure and access to high quality transport infrastructure.

    b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.

    c. Development is located, designed and managed to:

        i. maintain the health and safety of people;

        ii. avoid significant adverse effects on the natural environment;

        iii. minimise the possibility of adverse impacts on nearby non-industrial uses;

        iv. be adaptable for alternative industry uses.

    d. Development has access to infrastructure and essential services and safe and convenient access to major transport routes.

    e. Development is designed to incorporate sustainable practices including water sensitive design and energy efficient building design.

    f. The scale, character, and built form of development and the resulting streetscape contribute to a high standard of visual and physical amenity and incorporate crime prevention through environmental design (CPTED) principles.

    g. Commercial, Shop and Office activities only occur in the precinct where:

        i. there is a justified need for the use to be located in the precinct;

        ii. the use does not compromise the role or function of the region's centres network.

    h. Sensitive land uses do not occur where they could compromise or constrain existing or future industrial land uses in the precinct or adjoining industrial areas.

    i. Special industry[(79)] does not establish within the precinct.

    j. Development encourages public transport patronage and active transport choices through streetscape improvements and the provision of appropriate end of trip facilities.

    k. The continued operation of Places of worship and Medium impact industries that were lawfully established at commencement is supported. Any extensions to these uses needs to satisfy the outcomes of this code.

    l. Large format retail, car dominated uses or uses that require large outdoor storage space are not located in the precinct.

    m. Development provides a high quality urban form and landscaped environment.

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

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

ii. the development manages stormwater to:

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

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

o. Development does not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

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

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

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

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

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

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

A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

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

s. Development in the Mixed industry and business precinct includes one or more of the following:

• Caretaker's accommodation(10) • Educational establishment(24) (if for technical or trade related education) • Emergency services(25) • Food and drink outlet(28) (if less than 100m^2 GFA) • Hardware and trade supplies(32) (where a maximum of 500m^2 GFA)	• Indoor sport and recreation(38) • Low impact industry(42) • Medium impact industry(47) (if at least 250 metres from a sensitive land use or zone) • Office(53) (where on a District Collector road or higher) • Outdoor sales(54) (where for sale of goods manufactured on-site) • Research and technology industry(64)	• Sales office(72) • Service industry(73) • Service station(74) • Showroom(78) (where for industry or trade related products and a maximum of 500m^2 GFA) • Warehouse(88)

t. Development in the Mixed industry and business precinct does not include any of the following:

• Air services(3) • Animal keeping(5) • Bar(7) • Brothel(8) • Cemetery(12) • Community care centre(15) • Community residence(16) • Community use(17) • Cropping(19) • Detention facility(20) • Dual occupancy(21) • Dwelling house(22)	• Funeral parlour(30) • Garden centre(31) • Hardware and trade supplies(32) (Where exceeding 500m^2 GFA) • High Impact Industry(34) • Hospital(36) • Hotel(37) • Intensive animal industry(39) • Intensive horticulture(40) • Landing(41) • Major sport, recreation and entertainment facility(44) • Market(46)	• Permanent plantation(59) • Relocatable home park(62) • Residential care facility(65) • Resort complex(66) • Retirement facility(67) • Roadside stall(68) • Rooming accommodation(69) • Rural industry(70) • Rural workers' accommodation(71) • Shopping Centre(76) • Short-term accommodation(77)

• Dwelling unit[23] • Education establishment (where not for technical or trade related education) • Environment facility[26] • Extractive industry[27] • Food and drink outlet[28] (where exceeding 100m^2 GFA) • Function facility[29]	• Multiple dwelling[49] • Nature-based tourism[50] • Nightclub entertainment facility[51] • Non-resident workforce accommodation[52] • Outdoor sport and recreation[55] • Parking station[58]	• Showroom[78] (where not for industry or trade related products or exceeds 500m^2 GFA) • Special industry[79] • Theatre[82] • Tourist park[84] • Veterinary services[87] • Wholesale nursery[89] • Winery[90]

u. Development not included in the tables above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

6.2.7.1.2 Criteria for assessment

Part B—Criteria for assessable development - Mixed industry and business precinct

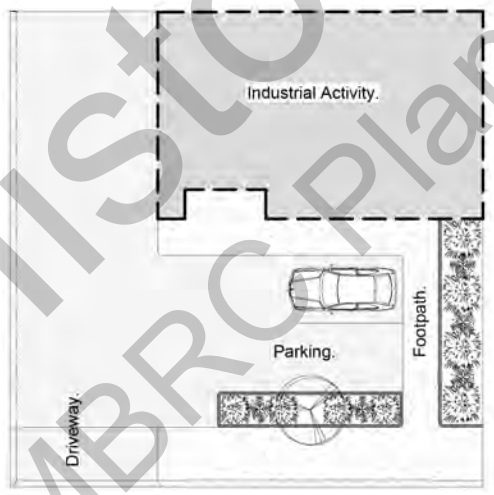
Table 6.2.7.1.1 Assessable development - Mixed industry and business precinct

Performance outcomes	Acceptable outcomes
General criteria	
Site cover	
PO1 Site cover is limited to a proportion of a site that ensures: a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximize the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaped are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site.	No acceptable outcome provided.
Building height	
PO2	**AO2**

The height of buildings is in keeping with the predominant industrial and commercial character of the precinct and does not cause adverse amenity impacts on nearby sensitive land uses and zones.	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
PO3 Street boundary setbacks: a. minimise building bulk and visual dominance from the street; b. provide areas for landscaping at the front of the site; c. allow for customer parking to be located at the front of the building; d. provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway.	**AO3** Buildings maintain a minimum setback of: a. 6m to the primary frontage (other than the Bruce Highway); b. 3m to the secondary street frontage; c. 10m to a boundary adjoining the Bruce Highway.
PO4 Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.	**AO4** Where a development adjoins general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development with a mature height of at least 3m. Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.
Building appearance and design	
PO5 Buildings exhibit a high standard of commercial design and construction, which: a. adds visual interest to the streetscape, through variation in building materials, colours and features; b. does not result in blank, unarticulated walls fronting streets or public areas; c. reduces the perceived bulk of the building when viewed from the street; d. articulates or accentuates the administration and customer service areas of the building; e. contributes to safe environment, through the incorporation of CPTED principles;	No acceptable outcome provided.

f. incorporates high quality, low maintenance building materials; g. does not utilise highly reflective materials. Note - The following examples illustrate an acceptable design response to this outcome.  	
PO6 Buildings on corner allotments: a. address both street frontages; b. contain building openings facing both street frontages; c. do not present blank unarticulated walls to either frontage. Note - The following example illustrates an acceptable design response to this outcome.	No acceptable outcome provided.

	
Staff recreation area	
PO7 Staff are provided with adequate and amenable break/dining facilities to suite the nature of the activities on-site.	**AO7** Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that: a. includes adequate seating, tables and rubbish bins for the number of staff on-site; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity.
Landscaping	
PO8 Landscaping is provided on the site to: a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site activities; b. complement the existing or desired streetscape; c. minimise the impact of industrial development on any adjoining lots not zoned for industrial purposes.	**AO8** Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.
Fencing	
PO9	**AO9**

The provision of fencing on street frontages does not dominate the street or create safety issues. Note - The following example illustrates an acceptable design response to this outcome. 	Where fencing is provided on the street frontage, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.
Public access	
PO10 The use has a safe, clearly identifiable public access separate from service and parking areas. Note - The following diagram illustrates an acceptable design response to this outcome.  	**AO10.1** Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building. **AO10.2** Public access to the building is not provided through industrial service areas.
Car parking	
PO11 Car parking is provided on-site to meet the anticipated demand of employees and visitors and avoid adverse impacts on the external road network.	**AO11** Car parking is provided in accordance with Schedule 7 - Car parking.

Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	
PO12 The design of vehicle entry points and car parking areas: a. does not impact on the safety of the external road network; b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site; d. provides connections with car parking areas on adjoining sites where possible.	**AO12** All vehicle entry points and car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
PO13 Vehicle cross-overs do not dominate the street frontage.	**AO13** A maximum of 1 vehicle cross-over is provided to each street frontage unless required for manoeuvring purposes.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO14 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or	**AO14.1** Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. **AO14.2** Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure;

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

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

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

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

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

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

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

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

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

AO14.3

For non-residential uses, storage lockers:

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

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

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

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

AO14.4

For non-residential uses, changing rooms:

a. are provided at a rate of 1 per 10 bicycle parking spaces;
b. are fitted with a lockable door or otherwise screened from public view;
c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required

1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

d. are provided with:

i. a mirror located above each wash basin;
ii. a hook and bench seating within each shower compartment;
iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities

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

Loading and servicing

PO15

Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads.

Note - If landscaping is proposed for screening purposes, refer to Planning scheme Policy - Integrated design for determining acceptable levels.

No acceptable outcome provided.

Waste	
PO16 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.	No acceptable outcome provided.
Environmental impacts	
PO17 Where a use is not an environmentally relevant activity under the *Environmental Protection Act 1994,* the release of any containment that may cause environmental harm is mitigated to an acceptable level.	**AO17** Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.
Lighting	
PO18 Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.	**AO18** Artificial lighting is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Noise	
PO19 Noise generating uses do not adversely affect existing noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No acceptable outcome provided.
PO20 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport	**AO20.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **AO20.2** Noise attenuation structures (e.g. walls, barriers or fences):

purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Hazardous Chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO21 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**AO21.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation.

	If criteria AO1.1 (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.
	AO21.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO1.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	AO21.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation.

	If criteria AO1.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO22 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.	**AO22** 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.
PO23 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.	**AO23** 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.
PO24 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.	**AO24.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	AO24.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Emissions into Brisbane operational airspace	
PO25 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace. Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.	**AO25.1** Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.
	AO25.2 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.

Clearing of habitat trees where not located within the Environmental areas overlay map.	
PO26 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No acceptable outcome provided
Works criteria	
Utilities	
PO27 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**AO27** Development is connected to underground electricity.
PO28 The development has access to telecommunications and broadband services in accordance with current standards.	No acceptable outcome provided
PO29 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**AO29.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	AO29.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO30 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**AO30** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the

	South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO31 The development is provided with constructed and dedicated road access.	No acceptable outcome provided
Access	
PO32 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No acceptable outcome provided
PO33 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**AO33.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	AO33.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	AO33.3 The lot layout allows forward access to and from the site.
	AO33.4 For land located at Deception Bay, all vehicle access to Deception Bay Road is via a future 4-way signalised intersection at Deception Bay Road and Zammit Street, as illustrated in Figure - Deception Bay Road Mixed Industry and Business, except where an alternative access has been previously approved by TMR or allowed through an existing development approval. No direct property access is provided to Deception Bay Road.
PO34 Safe access is provided for all vehicles required to access the site.	**AO34.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in

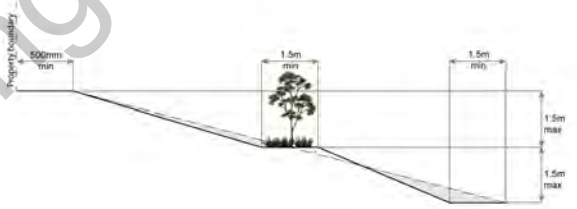
	AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	AO34.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	AO34.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO35 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features	No acceptable outcome provided

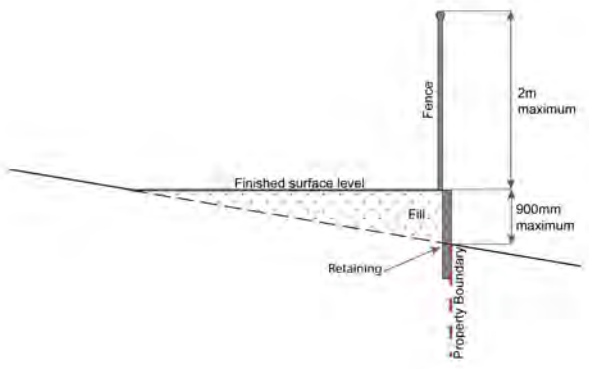
of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	
Stormwater	
PO36 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux 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.	No acceptable outcome provided
PO37 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No acceptable outcome provided
PO38 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No acceptable outcome provided
PO39 Easements for drainage purposes are provided over:	No acceptable outcome provided

a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Site works and construction management	
PO40 The site and any existing structures are maintained in a tidy and safe condition.	No acceptable outcome provided
PO41 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**AO41.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	AO41.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	AO41.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.

	AO41.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO42 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**AO42** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO43 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**AO43.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	AO43.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	AO43.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
PO44 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**AO44** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO45	**AO45.1**

The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	AO45.2 Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO46 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No acceptable outcome provided
Earthworks	
PO47 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**AO47.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	AO47.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	AO47.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	AO47.4

	All filling or excavation is contained on-site.
	AO47.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	AO47.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO48 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**AO48** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO49 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**AO49.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
	AO49.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken.

	Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO50 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No acceptable outcome provided
PO51 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No acceptable outcome provided.
Retaining walls and structures	
PO52 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**AO52** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary** 

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

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

Figure - Cut

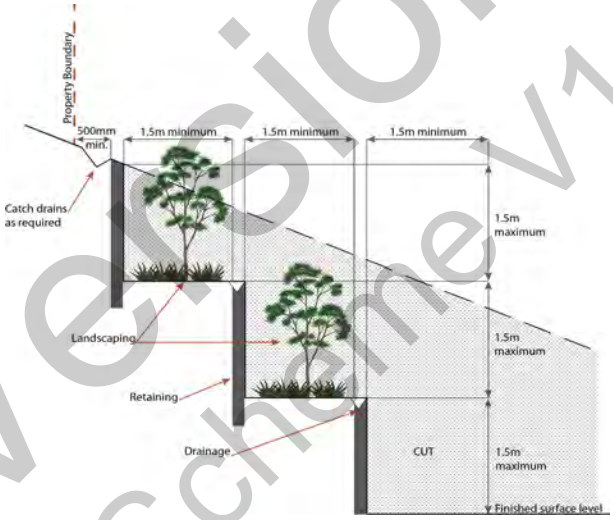
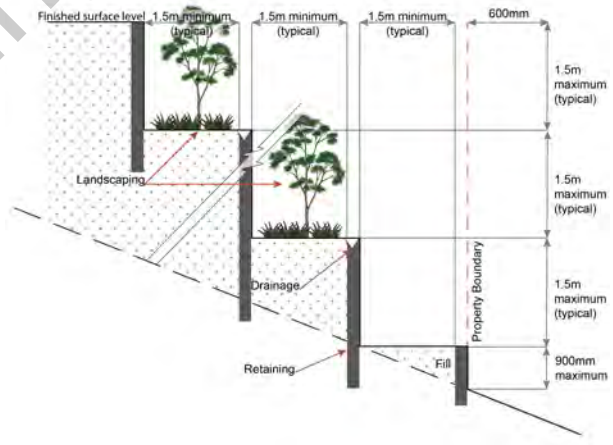


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO53 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	**AO53.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks[84] or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales[54], processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales[54], outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	AO53.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	AO53.3

	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO54 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**AO54** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO55 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**AO55** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.

Use specific criteria	
Industrial land uses	
PO56 Ancillary office[53], administration functions, retail sales and customer service components do not compromise the industrial activities in the precinct or compromise the role or function of the region's centres network.	**AO56** The combined area for ancillary office[53], administration functions, display and retail sale of commodities, articles or goods resulting from the industrial processes on-site, does not exceed 50% of the GFA.
PO57 Buildings directly adjoining non-industrial zoned land: a. are compatible with the character of the adjoining area; b. minimises overlooking and overshadowing; c. maintain privacy; and d. do not cause significant loss of amenity to neighbouring residents by way noise, vibration, odour, lighting, traffic generation and/or hours of operation.	No acceptable outcome provided.
PO58 Medium impact industry[47] uses only establish in the precinct where: a. buildings and activities are located at least 250m from a sensitive land use or sensitive zone; b. do not constrain the function of existing or future uses in the precinct; and c. not adversely impact on the amenity, health or safety of adjoining industrial workers or sensitive land uses. Note - Separation distance is to be measured in a straight-line (in accordance with the State policy)	No acceptable outcome provided.
Caretaker's accommodation [10]	
PO59 Development of Caretaker's accommodation[10]: a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale;	**AO59** Caretaker's accommodation[10]: a. has a maximum GFA is 80m^2; b. does not gain access from a separate driveway to that of the industrial use;

c. provides adequate car parking provisions exclusive on the primary use of the site; d. is safe for the residents; e. has regard to the open space and recreation needs of the residents.	c. provides a minimum 16m^2 of private open space directly accessible from a habitable room; d. provides car parking in accordance with Schedule 7 - Car parking.
Sales office (72)	
PO60 Sales office(72) remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.	**AO60** A Sales office(72) is located on the site for no longer than 2 years.
Home based business (35)	
PO61 Home based business(s)(35): a. is subordinate in size and function to the primary use on the site being residential; b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding area; d. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; e. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.	No acceptable outcome provided.
PO62 On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**AO62.1** Only goods grown, produced or manufactured on-site are sold from the site. **AO62.2** Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.
Other Non-industrial land uses	
PO63 Offices located in the precinct must:	No acceptable outcome provided.

a. have a direct nexus with industrial activities; b. not compromise the viability, role and function of the regions centre network.	
PO64 Showrooms(78) are limited to: a. industry and trade related product lines; b. a gross floor area of 500m^2 Note - Industry and trade related products are considered to be products used by the industry and trades in creating an end product. Examples may include: • Kitchen and bathroom showrooms(78) (i.e. Fixtures, plumbing supplies, bench tops etc) • Flooring showrooms(78) (i.e. Tiles, carpet, hardwood flooring supplies) • Electrical showrooms(78) • Building and construction products	No acceptable outcome provided.
PO65 Food and Drink Outlets(28) are limited to a gross floor area of 100m^2.	No acceptable outcome provided.
PO66 With the exception of Caretaker's accommodation(10), residential and other sensitive uses do not establish within the precinct.	No acceptable outcome provided.
PO67 Where not located on a district collector, sub-arterial or arterial road, non-industrial uses: a. provide direct convenience retail or services to the local industrial workforce; b. are consolidated with existing non-industrial uses; c. do not compromise the viability, role or function of the region's centre network; d. are not subject to adverse amenity impacts or risks to health; e. do not constrain the operations of industrial activities. Note - Hazard and Nuisance Mitigation Plan may be required to be submitted to justify compliance with this outcome.	No acceptable outcome provided.

Note - The Road hierarchy is mapped on Overlay map - Road hierarchy	
PO68 Where located on a district collector, sub-arterial or arterial road, non-industrial uses: a. are consolidated with existing non-industrial uses; b. do not compromise the viability, role or function of the region's centre network; c. are not subject to adverse amenity impacts or risk to health; d. do not constrain the operations of industrial activities. Note - A Hazard and Nuisance Mitigation Plan may be required to be submitted to justify compliance with this outcome. Note - The Road hierarchy is mapped on Overlay map - Road hierarchy	No acceptable outcome provided.
PO69 Traffic generated by non-industrial uses does not detrimentally impact upon the operation and functionality of the receiving road network.	No acceptable outcome provided.
PO70 The design of non-industrial buildings in the precinct: a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity); b. contribute to a safe environment (e.g. through the use of lighting and avoiding concealed recesses or potential entrapment areas); c. incorporate architectural features within the building facade at the street level to create human scale (e.g. awnings). d. are adaptable for future alternative industry uses.	No acceptable outcome provided.
PO71 Building entrances: a. are readily identifiable from the road frontage;	**AO71.1** The main entrance to the building is clearly visible from and addresses the primary street frontage.

b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites. Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.	**AO71.2** Where the building does not adjoin the street frontage, a dedicated and sealed pedestrian footpath is provided between the street frontage and the building entrance.
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO72 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO72.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **AO72.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO73 Infrastructure does not have an impact on pedestrian health and safety.	**AO73** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO74 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**AO74** 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.
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.

PO75 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.	**AO75.1** New telecommunication facilities[(81)] are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	AO75.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO76 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.	**AO76** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO77 Telecommunications facilities[(81)] do not conflict with lawful existing land uses both on and adjoining the site.	**AO77** 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.
PO78 The Telecommunications facility[(81)] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO78.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	AO78.2 In all other areas towers do not exceed 35m in height.
	AO78.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	AO78.4

	All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	AO78.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	AO78.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO79 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**AO79** 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.
PO80 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.	**AO80** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, 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 - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.

PO81	AO81
Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

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

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

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

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

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

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

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

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

h. Grazing of native pasture by stock;

i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO82	No acceptable outcome provided.

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area area maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO83 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	No acceptable outcome provided.
Vegetation clearing and habitat protection	
PO84 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No acceptable outcome provided.
PO85	No acceptable outcome provided.

Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO86 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No acceptable outcome provided.
Vegetation clearing and soil resource stability	
PO87 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable periods of time but is rehabilitated in a timely manner.	No acceptable outcome provided.
Vegetation clearing and water quality	
PO88 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No acceptable outcome provided.
PO89	No acceptable outcome provided.

Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	
Vegetation clearing and access, edge effects and urban heat island effects	
PO90 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No acceptable outcome provided.
PO91 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No acceptable outcome provided.
PO92 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No acceptable outcome provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO93	No acceptable outcome provided.

Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.	
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.	
PO94 Development does not increase the number of people living in the Extractive Resources separation area.	**AO94** One dwelling house[22] permitted per lot within separation area.
PO95 Development: a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry[27]; b. is compatible with the operation of an Extractive industry[27]; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area.	**AO95** Development within the separation area does not include the following activities: a. Caretaker's accommodation[10]; b. Community residence[16]; c. Dual occupancy[21]; d. Dwelling unit[23]; e. Hospital[36]; f. Rooming accommodation[69]; g. Multiple dwelling[49]; h. Non-resident workforce accommodation[52]; i. Relocatable home park[62]; j. Residential care facility[65]; k. Resort complex[66]; l. Retirement facility[67]; m. Rural workers' accommodation[71]; n. Short-term accommodation[77]; o. Tourist park[84].
PO96 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.	**AO96** All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
PO97 Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.	**AO97** 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 assessment criteria apply)	

PO98
 	
Development:
 	
a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;
b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;
c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:
 	
i. locating the furthest distance possible from the transportation route;
ii. habitable rooms being located the furthest from the transportation route;
iii. shielding and screening private outdoor recreation space from the transportation routes.
	AO98
	
	The following uses are not located within the 100m wide transport route buffer:
	
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO99 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**AO99.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **AO99.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.

Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)

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

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

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

PO100 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**AO100** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO101 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No acceptable outcome provided.
PO102 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No acceptable outcome provided.
PO103 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment	**AO103** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	

PO104
 	
Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.
	AO104
	
	The following uses are not located within a wastewater treatment plant buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO105
 	
Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.
	AO105
	
	The following uses are not located within a Landfill buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO106 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations(80) to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields.	**AO106** Habitable rooms:

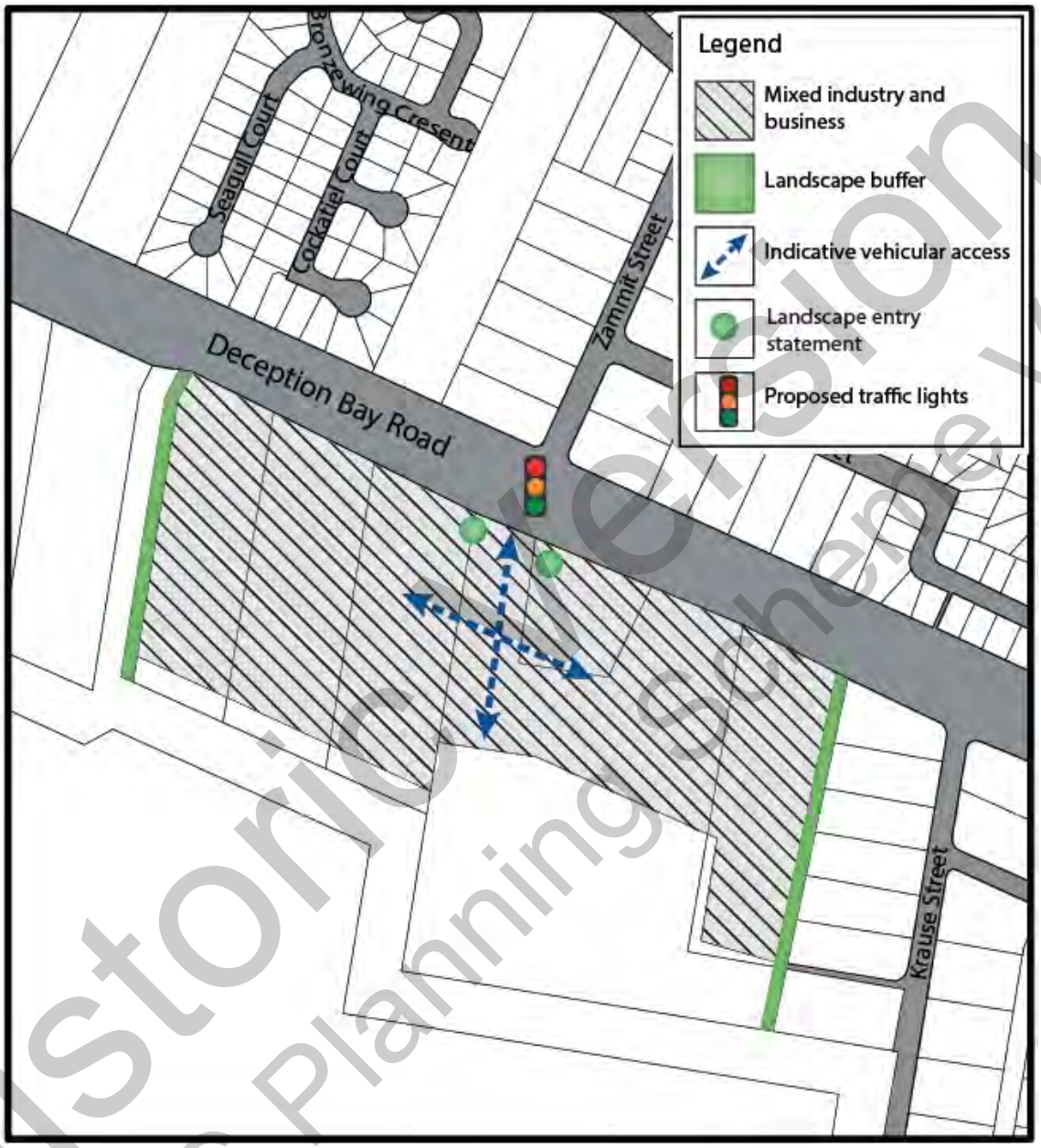
Note - Habitable room is defined in the Building Code of Australia (Volume 1)	a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation[(80)]are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO107 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation[(80)] to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No acceptable outcome provided.
PO108 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**AO108** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO109 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**AO109** Development does not involve the construction of any buildings or structures within a Pumping station buffer.

Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO110 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	**AO110** No acceptable outcome provided.
PO111 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**AO111** No acceptable outcome provided.
PO112 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No acceptable outcome provided.
PO113 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.	**AO113** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.

	Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO114 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.	**AO114** 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.
PO115 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**AO115.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **AO115.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO116 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided.
Additional criteria for development for a Park(57)	
PO117	**PO117**

Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	Development for a Park[57] ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO118 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**AO118** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

Figure - Deception Bay Road Mixed Industry and Business



6.2.7.2 Light industry precinct

6.2.7.2.1 Purpose - Light industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Light industry precinct:
    a. A range of industrial activities are established in the precinct which are of a low intensity and scale, with minimal off-site impacts and no adverse impacts on surrounding sensitive uses.
    b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
    c. Industrial activities which involve a high level of contact with the general public are located along arterial, sub-arterial and collector roads.
    d. Industrial activities are located, designed and managed to:
        i. maintain the health and safety of people;
        ii. avoid significant adverse effects on the natural environment;
        iii. minimise the possibility of adverse impacts on nearby non-industrial uses.
    e. Development has access to infrastructure and essential services and convenient access to major transport routes.
    f. Non-industrial uses occurring in the precinct:
        i. Do not compromise or constrain the operation or viability of existing or future industrial activities;
        ii. Are subordinate in function and scale to all centres within the region;
        iii. Do not undermine the viability of existing or future centres or neighbourhood hubs;
        iv. Are consolidated to minimise adverse impacts on the efficient functioning of industrial activities;
        v. Provide a convenience service or support role to industries and employees in the precinct; or
        vi. Where not providing a convenience service or support role, development:
            A. Is located on a district collector, sub-arterial or arterial road;
            B. Does not generate large amounts of vehicle traffic during operating hours of industry;
            C. Cannot reasonably be located within a zone suited to the type of development
    g. Development is designed to incorporate sustainable practices, including water sensitive design and energy efficient building design.
    h. The scale, character and built form of development and the resulting streetscape contribute to a high standard of visual and physical amenity and incorporates crime prevention through environmental design (CPTED) principles.
    i. Special industry[(79)] does not occur within the precinct.
    j. The continued operation of Places of worship[(60)] and Medium impact industries[(47)] that were lawfully established at commencement is supported. Any extensions to these uses need to satisfy the outcomes of this code.

k. With the exception of Caretaker's accommodation[(10)], sensitive uses do not occur within the precinct.

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

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

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

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

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

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

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

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

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

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

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

x. ensuring effective and efficient disaster management response and recovery capabilities;
xi. where located in an overland flow path:

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

q. Development in the Light industry precinct includes one or more of the following:

• Agricultural supplies store(2) • Animal husbandry(4) • Aquaculture(6) (where in a building) • Bulk landscape supplies(9) • Caretaker's accommodation(10) • Car wash(11)	• Educational establishment(24) (where for technical and trade related education only) • Emergency services(25) • Food and drink outlet(28) (where not exceeding 100m^2 GFA) • Hardware and trade supplies(32) • Low impact industry(42)	• Medium Impact Industry(47) (if 250m or greater from a sensitive zone) • Outdoor sales(54) • Research and technology industry(64) • Sales office(72) • Service Industry • Service station(74) • Warehouse(88)

r. Development in the Light industry precinct does not include any of the following:

• Air services(3) • Animal keeping(5) • Bar(7) • Brothel(8) • Cemetery(12) • Child care centre(13) • Club(14) • Community care centre(15) • Community residence(16) • Community use(17) • Crematorium(18) • Cropping(19) • Detention facility(20)	• Extractive industry(27) • Food and drink outlet(28) (where exceeding 100m^2 GFA) • Function facility(29) • Funeral parlour(30) • Health care services(33) • High impact industry(34) • Intensive animal industry(39) • Intensive horticulture(40) • Landing(41) • Major sport, recreation and entertainment facility(44) • Market(46)	• Parking station(58) • Permanent plantation(59) • Relocatable home park(62) • Renewable energy facility(63) • Residential care facility(65) • Resort complex(66) • Retirement facility(67) • Roadside stall(68) • Rooming Accommodation(69) • Rural industry(70) • Rural workers' accommodation(71) • Shopping Centre(76)

• Dual occupancy(21) • Dwelling house(22) • Dwelling unit(23) • Educational establishment(24) (where not for technical and trade related education) • Environment facility(26)	• Multiple dwelling(49) • Nightclub entertainment facility(51) • Non-resident workforce accommodation(52) • Outdoor sport and recreation(55)	• Short-term accommodation(77) • Special Industry(79) • Theatre(82) • Tourist attraction(83) • Tourist park(84) • Veterinary services(87) • Winery(90)

s. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

6.2.7.2.2 Criteria for assessment

Part C—Criteria for assessable development - Light industry precinct

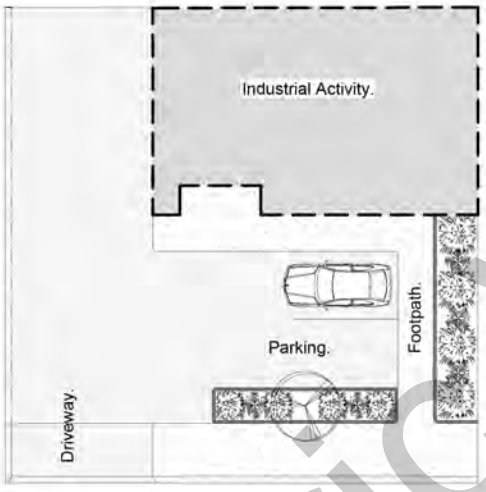
Table 6.2.7.2.1 Assessable development - Light industry precinct

Performance outcomes	Acceptable outcomes
General criteria	
Site cover	
PO1 Site cover is limited to a proportion of a site that ensures: a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximize the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaped are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site.	No acceptable outcome provided.
Building height	
PO2	**AO2** Building height does not exceed the maximum height identified on Overlay map - Building heights.

Performance outcomes	Acceptable outcomes
The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on nearby sensitive land uses and zones.	
Setbacks	
PO3 Street boundary setbacks: a. minimise building bulk and visual dominance from the street; b. provide areas for landscaping at the front of the site; c. allow for customer parking to be located at the front of the building; d. Provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway.	**AO3** Buildings maintain a minimum setback of: a. 6m to the primary frontage (other than the Bruce Highway); b. 3m to the secondary frontage; c. 10m to a boundary adjoining the Bruce Highway.
PO4 Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.	**AO4** Where a development adjoins general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development with a mature height of at least 3m. Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.
Building appearance and design	
PO5 Where fronting a district collector, sub-arterial or arterial road, or visible from a Park[57] , or a centre zoned lot, buildings provide a high level of architectural design which adds visual interest to the streetscape and reduces the perceived bulk of the building, by incorporating: a. a range of building materials, colours and features; b. facade articulation along street frontages; c. design features to promote customer entry points; d. materials that are not highly reflective. Note - The road hierarchy is mapped on Overlay map - Road hierarchy	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note - The following example illustrates an acceptable design response to this outcome.  	
PO6 Buildings on highly visible corner allotments: a. address both frontages; b. contain building openings facing both frontages; c. do not present blank unarticulated walls to either frontage. Note - The following example illustrates an acceptable design response to this outcome. 	No acceptable outcome provided.
Staff recreation area	

Performance outcomes	Acceptable outcomes
PO7 Staff are provided with adequate and amenable break/dining facilities to suite the nature of the activities on-site.	**AO7** Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that: a. Includes adequate seating, tables and rubbish bins for the number of staff onsite; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity.
Landscaping	
PO8 Landscaping is provided on the site to: a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site activities; b. complement the existing or desired streetscape; c. minimise the impact of industrial development on adjoining lots not zoned for industrial purposes.	**AO8** Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.
Fencing	
PO9 The provision of fencing on street frontages does not dominate the streetscape or create safety issues. Note - The following example illustrates an acceptable design response to this outcome. 	**AO9** Where fencing is provided on the street frontage, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.

Performance outcomes	Acceptable outcomes
Public access	
PO10 The use has a safe, clearly identifiable public access separated from service and parking areas. Note - The following diagram illustrates an acceptable design response to this outcome.  	**AO10.1** Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building. **AO10.2** The public access is separated from industrial service areas.
Car parking	
PO11 Car parking is provided on-site to meet the anticipated demand of employees and visitors and avoid adverse impacts on the external road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**AO11** Car parking is provided in accordance with Schedule 7 - Car parking.
PO12 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site.	**AO12** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
Bicycle parking and end of trip facilities	

Performance outcomes	Acceptable outcomes
Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO13 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc. Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should	**AO13.1** Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. **AO13.2** Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. **AO13.3** For non-residential uses, storage lockers:

Performance outcomes	Acceptable outcomes
ensure that proposals that do not comply with the acceptable outcomes under this heading meet the current performance requirement prescribed in the Queensland Development Code.	a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number); b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth). Note - Storage lockers may be pooled across multiple sites and activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
	AO13.4 For non-residential uses, changing rooms: a. are provided at a rate of 1 per 10 bicycle parking spaces; b. are fitted with a lockable door or otherwise screened from public view; c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

Performance outcomes	Acceptable outcomes
	d. are provided with: i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
Loading and servicing	
PO14 Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads. Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.	No acceptable outcome provided.
Waste	
PO15 Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.	No acceptable outcome provided.
Environmental impacts	
PO16 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.	**AO16** Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.
Lighting	
PO17	**AO17**

Performance outcomes	Acceptable outcomes
Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.	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
Noise	
PO18 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this performance outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No acceptable outcome provided.
PO19 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**AO19.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise **AO19.2** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.

Performance outcomes	Acceptable outcomes
	Note - Refer to Overlay map – Active transport for future active transport routes.
Hazardous Chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'. Note - Terms used in this section are defined in '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO20 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**AO20.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO21.1 (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.
	AO20.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours:

Performance outcomes	Acceptable outcomes
	i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO21.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	AO20.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria AO21.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO21 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.	**AO21** 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.
PO22	**AO22** Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum

Performance outcomes	Acceptable outcomes
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.	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.
PO23 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.	**AO23.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	AO23.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Emissions into Brisbane operational airspace	
PO24 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace. Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.	**AO24.1** Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.
	AO24.2 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.
Clearing of habitat trees where not located within the Environmental areas overlay map.	
PO25 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	
Works criteria	
Utilities	
PO26 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**AO26** Development is connected to underground electricity.
PO27 The development has access to telecommunications and broadband services in accordance with current standards.	No acceptable outcome provided
PO28 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**AO28.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	AO28.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO29 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**AO29** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO30 The development is provided with constructed and dedicated road access.	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
Access	
PO31 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No acceptable outcome provided
PO32 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**AO32.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	AO32.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	AO32.3 The lot layout allows forward access to and from the site.
	AO32.4 Vehicle access is not permitted via Foster Road for lots located in the Burpengary East Light industry precinct, as per Figure - Burpengary East Light Industry Access Restriction.
PO33 Safe access is provided for all vehicles required to access the site.	**AO33.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	AO33.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.

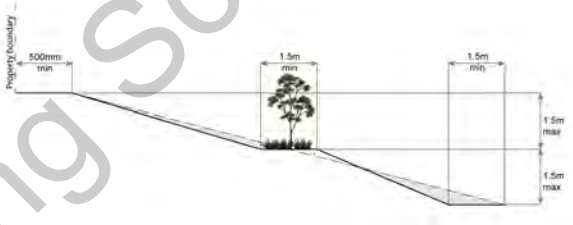
Performance outcomes	Acceptable outcomes
	AO33.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO34 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	No acceptable outcome provided
Stormwater	
PO35 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises.	No acceptable outcome provided

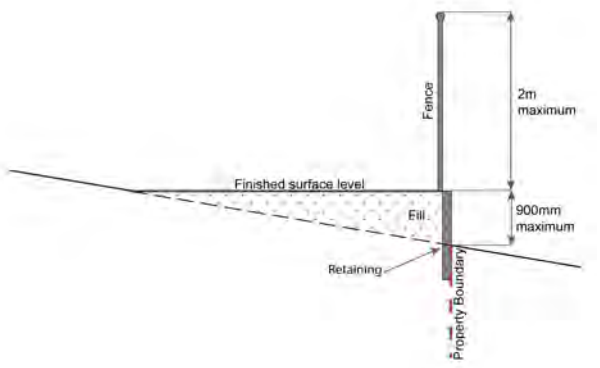
Performance outcomes	Acceptable outcomes
Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux 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.	
PO36 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No acceptable outcome provided
PO37 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No acceptable outcome provided
PO38 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided
Site works and construction management	
PO39	No acceptable outcome provided

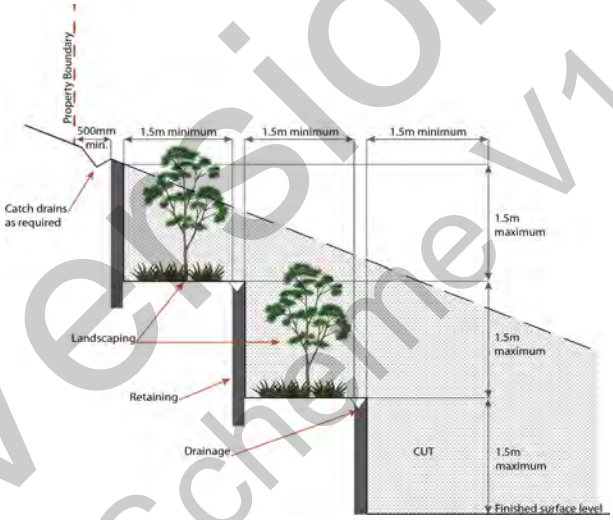
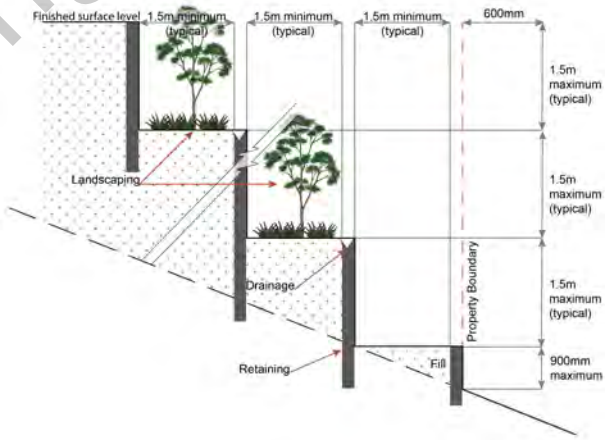
Performance outcomes	Acceptable outcomes
The site and any existing structures are maintained in a tidy and safe condition.	
PO40 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**AO40.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	AO40.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	AO40.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	AO40.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO41	**AO41** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

Performance outcomes	Acceptable outcomes
Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	
PO42 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than 50m^3, a haulage route must be identified and approved by Council.	**AO42.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	AO42.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	AO42.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
PO43 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**AO43** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO44 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises.	**AO44.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	AO44.2

Performance outcomes	Acceptable outcomes
Note - No burning of cleared vegetation is permitted.	Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO45 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No acceptable outcome provided
Earthworks	
PO46 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**AO46.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	AO46.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	AO46.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	AO46.4 All filling or excavation is contained on-site.
	AO46.5 All fill placed on-site is:

Performance outcomes	Acceptable outcomes
	a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	AO46.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO47 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**AO47** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO48 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**AO48.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
	AO48.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO49	No acceptable outcome provided

Performance outcomes	Acceptable outcomes
Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	
PO50 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No acceptable outcome provided.
Retaining walls and structures	
PO51 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**AO51** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent

Performance outcomes	Acceptable outcomes
	height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut**  **Figure - Fill** 

Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

Performance outcomes	Acceptable outcomes
i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	
PO52 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	**AO52.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks**(84)** or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales**(54)**, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales**(54)**, outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	AO52.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	AO52.3

Performance outcomes	Acceptable outcomes
	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO53 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**AO53** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO54 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**AO54** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads.

Performance outcomes	Acceptable outcomes
	Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Industrial land uses	
PO55 Ancillary office(53), administration functions, retail sales and customer service components do not compromise the primary use of the site for industrial purposes or compromise the viability, role or function of the region's centres network.	**AO55** The combined area of ancillary non-industrial activities, including but not limited to offices(53), administration functions, display and retail sale of commodities, articles or goods resulting from the industrial processes on-site, does not exceed 30% of the GFA or 500m^2, whichever is the lesser.
PO56 Buildings directly adjoining non-industrial zoned land: a. are compatible with the character of the adjoining area; b. minimise overlooking and overshadowing; c. maintain privacy; d. do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation.	No acceptable outcome provided.
PO57 Medium impact industry(47) uses only establish in the precinct where: a. buildings and activities are located at least 250m from a sensitive land use or sensitive zone; b. not constraining the function or viability of existing or future uses in the precinct; c. not adversely affecting the amenity, health or safety of employees and visitors of the surrounding uses; d. not adversely affecting the amenity, health or safety of nearby sensitive land uses. Note - Separation distances are to be measured in a straight line, in accordance with the State policy.	No acceptable outcome provided.
PO58	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Non-industrial components of buildings (including offices[53] and retail areas) are designed as high quality architectural features and incorporate entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.	
Caretaker's accommodation [10]	
PO59 Development of Caretaker's accommodation[10]: a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; c. provides adequate car parking provisions exclusive on the primary use of the site; d. is safe for the residents; e. has regard to the open space and recreation needs of the residents.	**AO59** Caretaker's accommodation[10]: a. has a maximum GFA is 80m^2; b. does not gain access from a separate driveway to that of the industrial use; c. provides a minimum 16m^2 of private open space directly accessible from a habitable room; d. provides car parking in accordance with Schedule 7 - Car parking.
Sales office [72]	
PO60 Sales office[72] remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.	**AO60** A Sales office[72] is located on the site for no longer than 2 years.
Home based business [35]	
PO61 Home based business(s)[35]: a. is subordinate in size and function to the primary use on the site being residential; b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding area; d. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; e. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO62 On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**AO62.1** Only goods grown, produced or manufactured on-site are sold from the site. **AO62.2** Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.
Other Non-industrial land uses	
PO63 Showrooms(78) are limited to: a. Lots with frontages to district collectors, sub-arterial and arterial roads; b. Industry and trade related product lines; c. A gross floor area of 500m^2 Note - Industry and trade related products are considered to be products used by the industry and trades in creating an end product. Example may include: • Kitchen and bathroom showrooms(78) (i.e. Fixtures, plumbing supplies, bench tops, etc) • Flooring showrooms(78) (i.e. Tiles, carpet, hardwood flooring supplies) • Electrical showrooms(78) • Building and construction products	No acceptable outcome provided.
PO64 Food and Drink Outlets(28) are limited to a gross floor area of 100m^2.	No acceptable outcome provided.
PO65 With the exception of Caretaker's accommodation(10), residential and other sensitive uses do not establish within the precinct.	No acceptable outcome provided.
PO66 Non-industrial uses: a. are consolidated with existing non-industrial uses in the precinct; b. do not compromise the viability, role or function of the region's centre network;	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
c. are not subject to adverse amenity impacts or risk to health from industrial activities; d. do not constrain the function or viability of existing or future industrial activities in the surrounding area. Note - The submission of a Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome.	
PO67 Where located on a local collector or access street, non-industrial uses provide only direct convenience or support services to the industrial workforce. Note - The road hierarchy is mapped on Overlay map - Road hierarchy	No acceptable outcome provided.
PO68 Traffic generated by non-industrial uses does not detrimentally impact the operation and functionality of the external road network.	No acceptable outcome provided.
PO69 The design of non-industrial buildings in the precinct: a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity); b. contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas); c. incorporates architectural features within the building facade at the street level to create human scale (e.g. awnings).	No acceptable outcome provided.
PO70 Building entrances: a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites.	**AO70.1** The main entrance to the building is clearly visible from and addresses the primary street frontage. **AO70.2** Where the building does not adjoin the street frontage, a dedicated and sealed pedestrian footpath is provided between the street frontage and the building entrance.

Performance outcomes	Acceptable outcomes
Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.	
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO71 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO71.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **AO71.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO72 Infrastructure does not have an impact on pedestrian health and safety.	**AO72** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO73 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**AO73** 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.
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.	
PO74	**AO74.1**

Performance outcomes	Acceptable outcomes
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.	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.
	AO74.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO75 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.	**AO75** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO76 Telecommunications facilities(81) do not conflict with lawful existing land uses both on and adjoining the site.	**AO76** 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.
PO77 The Telecommunications facility(81) does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO77.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	AO77.2 In all other areas towers do not exceed 35m in height.
	AO77.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	AO77.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.

Performance outcomes	Acceptable outcomes
	AO77.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	AO77.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO78 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**AO78** 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.
PO79 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.	**AO79** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, 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 - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.	
PO80 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:	**AO80** Development does not involve:

Performance outcomes	Acceptable outcomes
a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply) Note - The following are exempt from the native clearing provisions of this planning scheme: a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development. Note - Definition for native vegetation is located in Schedule 1 Definitions. Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details. Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.	
Vegetation clearing, ecological value and connectivity	
PO81 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
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 area maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO82 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	No acceptable outcome provided.
Vegetation clearing and habitat protection	
PO83 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No acceptable outcome provided.
PO84 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:	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	
PO85 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No acceptable outcome provided.
Vegetation clearing and soil resource stability	
PO86 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable periods of time but is rehabilitated in a timely manner.	No acceptable outcome provided.
Vegetation clearing and water quality	
PO87 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No acceptable outcome provided.
PO88 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas;	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	
Vegetation clearing and access, edge effects and urban heat island effects	
PO89 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No acceptable outcomes provided.
PO90 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	No acceptable outcomes provided.
PO91 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No acceptable outcomes provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO92	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.	
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.	
PO93 Development does not increase the number of people living in the Extractive Resources separation area.	**AO93** One dwelling house[22] permitted per lot within separation area.
PO94 Development: a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry[27]; b. is compatible with the operation of an Extractive industry[27]; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area.	**AO94** Development within the separation area does not include the following activities: a. Caretaker's accommodation[10]; b. Community residence[16]; c. Dual occupancy[21]; d. Dwelling unit[23]; e. Hospital[36]; f. Rooming accommodation[69]; g. Multiple dwelling[49]; h. Non-resident workforce accommodation[52]; i. Relocatable home park[62]; j. Residential care facility[65]; k. Resort complex[66]; l. Retirement facility[67]; m. Rural workers' accommodation[71]; n. Short-term accommodation[77]; o. Tourist park[84].
PO95 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.	**AO95** All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
PO96	**AO96**

Performance outcomes	Acceptable outcomes
Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.	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 assessment criteria apply)	

PO97
 	
Development:
 	
a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route;
b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes;
c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to:
 	
i. locating the furthest distance possible from the transportation route;
ii. habitable rooms being located the furthest from the transportation route;
iii. shielding and screening private outdoor recreation space from the transportation routes.
	AO97
	
	The following uses are not located within the 100m wide transport route buffer:
	
	a. Caretaker's accommodation(10), except where located in the Extractive industry zone;
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO98 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**AO98.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **AO98.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - 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.	

Performance outcomes	Acceptable outcomes
PO99 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**AO99** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO100 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No acceptable outcome provided.
PO101 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No acceptable outcome provided.
PO102 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.	**AO102** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.

Performance outcomes	Acceptable outcomes
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.	
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	

PO103
 	
Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.
	AO103
	
	The following uses are not located within a wastewater treatment plant buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO104 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations(80) to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**AO104** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation(80)are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO105 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation(80) to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	
PO106 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**AO106** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO107 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**AO107** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO108 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	**AO108** No acceptable outcome provided.
PO109	**AO109**

Performance outcomes	Acceptable outcomes
Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	No acceptable outcome provided.
PO110 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No acceptable outcome provided.
PO111 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.	**AO111** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO112 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.	**AO112** 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.
PO113	**AO113.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:

Performance outcomes	Acceptable outcomes
Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.
	AO113.2 Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO114 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided.
Additional criteria for development for a Park(57)	
PO115 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**PO115** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO116	**AO116** Development does not occur within:

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

Figure - Burpengary east Light Industry Precinct

6.2.7.3 General industry precinct

6.2.7.3.1 Purpose - General industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the General industry precinct:

   a. A range of industrial uses and supporting activities are established which are of a scale or intensity where the possibility of adverse impacts on sensitive receptors requires a location sufficiently buffered from incompatible activities.

   b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.

   c. Development is located, designed and managed to:

      i. maintain the health and safety of people;

      ii. avoid significant adverse effects on the natural environment;

      iii. minimise the possibility of adverse impacts on surrounding non-industrial uses.

   d. Development has access to infrastructure and essential services and convenient access to major transport routes.

   e. Development is designed to incorporate sustainable practices where possible, including water sensitive design and energy efficient building design.

   f. The scale, character and built form of development and the resulting streetscape contribute to a high standard of visual and physical amenity and incorporates crime prevention through environmental design (CPTED) principles.

   g. Non-industrial uses occurring in the precinct:

      i. Do not compromise or constrain the operation or viability of existing or future industrial activities;

      ii. Are subordinate in function and scale to all centres with in the region;

      iii. Do not undermine the viability of existing or future centres or neighbourhood hubs;

      iv. Are consolidated to minimize adverse impacts on the efficient functioning of industrial activities;

      v. Provide a convenience service or support roll to industries and employees within the precinct only.

      Note - An Economic Impact Assessment may be required to demonstrate compliance with part of the outcome/s above. Refer to Planning scheme policy - Economic impact assessment for information required.

   h. Low impact industry**(42)**, Service industry**(73)** and Warehouse**(88)** activities:

      i. provide a supporting function to industries in the precinct, or are of a scale and intensity where the off-site impacts of the activity are similar to that of Medium impact industry**(47)**;

      ii. are not detrimentally affected by the operations of existing or future industrial activities in the precinct;

      iii. do not compromise the operations of existing or future industrial activities in the precinct.

   i. High impact industry**(34)** activities only establish in the precinct where:

i. there is a minimum separation distance of 500m from an existing or approved sensitive use or sensitive zone;

ii. it can be demonstrated that the use will operate without adverse impacts on the surrounding area.

j. Special industry[(79)] does not establish within the precinct.

k. Stand alone Offices do not establish within the precinct;

l. Sensitive uses, including all forms of residential development, do not occur within the precinct.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

• Agricultural supplies store(2) • Animal husbandry(4) • Bulk landscape supplies(9) • Caretaker's accommodation(10)	• Emergency services(25) • Food and drink outlet(28) (where does not exceed 100m^2 GFA) • Medium impact industry(47)	• Research and technology industry(64) • Sales office(72) • Warehouse(88)

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

• Air services(3) • Animal keeping(5) • Bar(7) • Brothel(8) • Cemetery(12) • Community care centre(15) • Community residence(16) • Community use(17) • Cropping(19) • Detention facility(20) • Dual occupancy(21) • Dwelling house(22)	• Garden centre(31) • Hardware and trade supplies(32) • Hospital(36) • Hotel(37) • Indoor sport and recreation(38) • Intensive animal industry(39) • Intensive horticulture(40) • Landing(41) • Major sport, recreation and entertainment facility(44) • Market(46)	• Permanent plantation(59) • Place of worship(60) • Relocatable home park(62) • Residential care facility(65) • Resort complex(66) • Retirement facility(67) • Roadside stall(68) • Rooming accommodation(69) • Rural industry(70) • Rural workers' accommodation(71) • Short-term accommodation(77)

• Dwelling unit(23) • Educational establishment(24) • Environment facility(26) • Extractive industry(27) • Food and drink outlet(28) (where exceeding 100m^2 GFA) • Function facility(29) • Funeral parlour(30)	• Multiple dwelling(49) • Nature-based tourism(50) • Nightclub entertainment facility(51) • Non-resident workforce accommodation(51) • Outdoor sport and recreation(55) • Parking station(58)	• Showroom(78) • Special industry(79) • Theatre(82) • Tourist park(84) • Veterinary services(87) • Wholesale nursery(89) • Winery(90)

t. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

9.3.1.2 Criteria for assessment

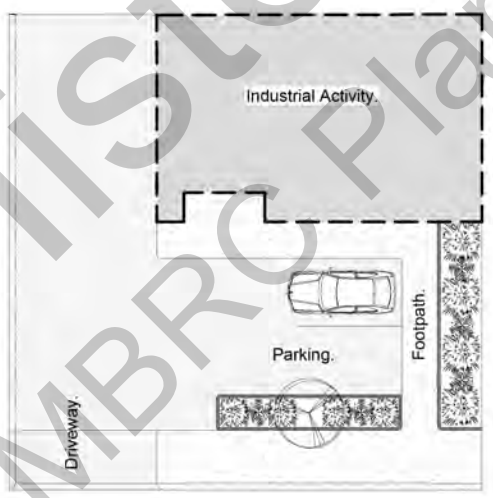
Part D—Criteria for assessable development - General industry precinct

Table 6.2.7.3.1 Assessable development - General industry precinct

Performance outcomes	Acceptable outcomes
General criteria	
Site cover	
PO1 Site cover is limited to a proportion of a site that ensures: a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximize the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaped are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site.	No acceptable outcome provided.
Building height	
PO2	**AO2**

The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on surrounding sensitive land uses and zones.	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
PO3 Street boundary setbacks: a. minimise building bulk and visual dominance from the street; b. provide areas for landscaping at the front of the site; c. allow for customer parking to be located at the front of the building; d. Provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway.	**AO3** Buildings maintain a minimum setback of : a. 6m to the street frontage (other than the Bruce Highway); b. 3m to the secondary street frontage; c. 10m to a boundary adjoining the Bruce Highway.
PO4 Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.	**AO4** Where a development adjoins general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development with a mature height of at least 3m. Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.
Building appearance and design	
PO5 Where fronting an district collector, sub-arterial or arterial road, or visible from a Park(57), or a Centre zoned lot, buildings provide a high level of architectural design which adds visual interest to the streetscape and reduces the perceived bulk of the building, by incorporating: a. a range of building materials, colours and features; b. facade articulation along street frontages; c. design features to promote customer entry points; d. materials that are not highly reflective. Note - The road hierarchy is mapped on Overlay map - Road hierarchy	No acceptable outcome provided.

Note - The following examples illustrate an acceptable design response to this outcome. 	
Staff recreation	
PO6 Staff are provided with adequate and amenable break/dining facilities to suite the nature of the activities on-site.	**AO6** Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that: a. Includes adequate seating, tables and rubbish bins for the number of staff on-site; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity.
Landscaping	
PO7 Landscaping is provided on the site to: a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site processes; b. complement the existing or desired streetscape; c. minimise the impact of industrial development on adjoining lots not zoned for industrial purposes.	**AO7** Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.
Fencing	

PO8 The provision of fencing on street frontages does not dominate the streetscape or create safety issues. Note - The following example illustrates an acceptable design response to this outcome. 	**AO8** Where fencing is provided on the street frontage, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.
Public access	
PO9 The use has a safe, clearly identifiable public access separated from service and parking areas. Note - The following diagram illustrates an acceptable design response to this outcome. 	**AO9.1** Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building. **AO9.2** The public access is separated from industrial service areas.
Car parking	
PO10	**AO10** Car parking is provided in accordance with Schedule 7 - Car parking.

Car parking is provided on-site to meet the anticipated demands of employees and visitors and avoid adverse impacts on the external road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	
PO11 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site.	**AO11** All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO12 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or	**AO12.1** Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. **AO12.2** Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure;

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

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

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

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

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

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

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

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

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

AO12.3

For non-residential uses, storage lockers:

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

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

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

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

AO12.4

For non-residential uses, changing rooms:

a. are provided at a rate of 1 per 10 bicycle parking spaces;
b. are fitted with a lockable door or otherwise screened from public view;
c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required

1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

d. are provided with:

i. a mirror located above each wash basin;
ii. a hook and bench seating within each shower compartment;
iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities

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

Loading and servicing

PO13

Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads.

Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.

No acceptable outcome provided.

Waste	
PO14 Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.	No acceptable outcome provided.
Environmental impacts	
PO15 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.	**AO15** Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.
Lighting	
PO16 Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.	**AO16** 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
Noise	
PO17 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No acceptable outcome provided.
PO18 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active	**AO18.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **AO18.2** Noise attenuation structures (e.g. walls, barriers or fences):

transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Hazardous Chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'. Terms used in this section are defined in State '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO19 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**AO19.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO20.1 (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.

	AO19.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO20.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	AO19.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria AO20.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO20	**AO20**

Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
PO21 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.	**AO21** 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.
PO22 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.	**AO22.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	AO22.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Emissions into Brisbane operational airspace	
PO23 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace. Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.	**AO23.1** Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.
	AO23.2 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.
Clearing of habitat trees where not located within the Environmental areas overlay map.	
PO24 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No acceptable outcome provided

b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	
Works criteria	
Utilities	
PO25 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**AO25** Development is connected to underground electricity.
PO26 The development has access to telecommunications and broadband services in accordance with current standards.	No acceptable outcome provided
PO27 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**AO27.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	AO27.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO28 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**AO28** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO29	No acceptable outcome provided

The development is provided with constructed and dedicated road access.	
Access	
PO30 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No acceptable outcome provided
PO31 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**AO31.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	AO31.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	AO31.3 The lot layout allows forward access to and from the site.
PO32 Safe access is provided for all vehicles required to access the site.	**AO32.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	AO32.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design. Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	AO32.3

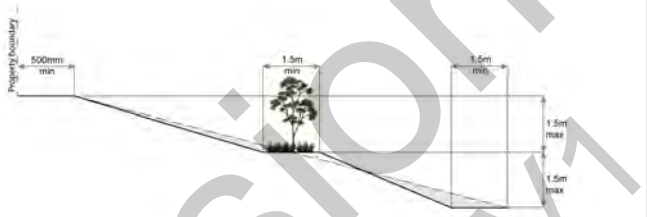
	Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO33 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	No acceptable outcome provided
Stormwater	
PO34 Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details.	No acceptable outcome provided

Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.	
PO35 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No acceptable outcome provided
PO36 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No acceptable outcome provided
PO37 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided
Site works and construction management	
PO38 The site and any existing structures are maintained in a tidy and safe condition.	No acceptable outcome provided

PO39 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**AO39.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	AO39.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	AO39.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	AO39.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO40 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	**AO40** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.
PO41	**AO41.1**

All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than 50m^3, a haulage route must be identified and approved by Council.	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.
	AO41.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	AO41.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
PO42 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**AO42** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO43 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**AO43.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	AO43.2 Disposal of materials is managed in one or more of the following ways: a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.

	Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO44 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No acceptable outcome provided
Earthworks	
PO45 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**AO45.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	AO45.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	AO45.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	AO45.4 All filling or excavation is contained on-site.
	AO45.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).
	AO45.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

PO46 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**AO46** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO47 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**AO47.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009. **AO47.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO48 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No acceptable outcome provided
PO49 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation.	No acceptable outcome provided.

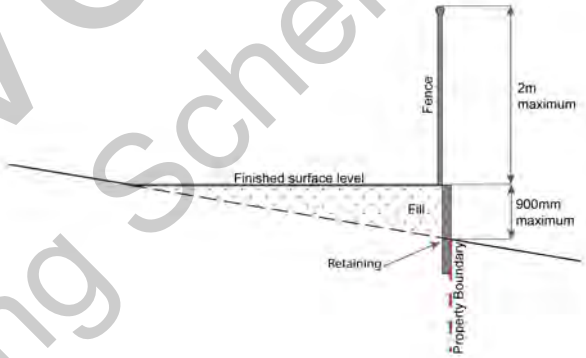
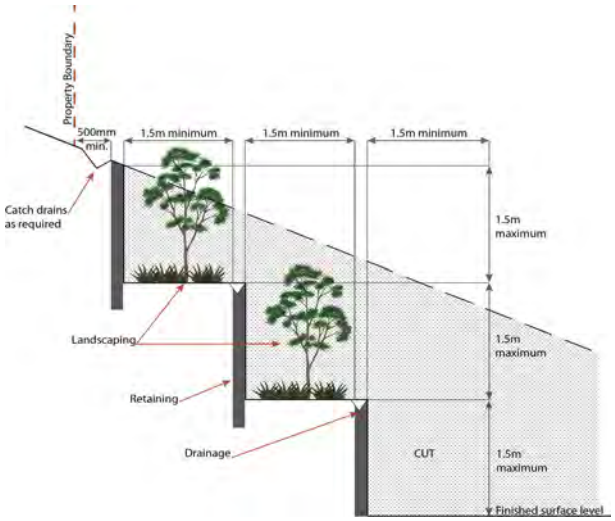
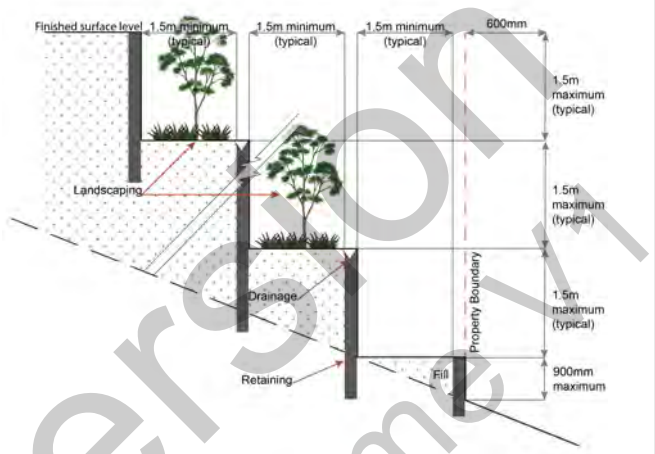
Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	
Retaining walls and structures	
PO50 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**AO50** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below. **Figure - Cut** 

Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO51	AO51.1
Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another;	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks(84) or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;

e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales(54), processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales(54), outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	AO51.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	AO51.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO52 On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	**AO52** For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

	v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO53 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**AO53** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Industrial uses	
PO54 Ancillary office(53), administration functions and customer service components do not compromise the primary use of the site or industrial activities in the precinct.	**AO54** The combined area of ancillary non-industrial activities, including but not limited to offices(53) and administration functions, does not exceed 20% of the GFA or 200m^2, whichever is the lesser.
PO55 Ancillary retail or showroom(78) areas do not compromise the primary use of the site or industrial activities in the precinct and does not affect the viability, role or function of the region's centres network.	**AO55** The combined area for the display and retail sale of commodities, articles or goods resulting from the industrial processes on the site does not exceed 5% of the GFA or 100m^2, whichever is the lesser.
PO56 Buildings directly adjoining non-industrial zoned land: a. are compatible with the character of the adjoining area;	No acceptable outcome provided.

b. minimise overlooking and overshadowing; c. maintain privacy; d. do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation.	
PO57 Low impact industry[42] or Service industry[73] activities: a. are only located on the periphery of the precinct; b. are only located on Collector, Sub-arterial or Arterial roads; c. do not constrain the function or viability of existing and future industrial uses in the precinct; d. do not generate excessive non-industrial traffic. Note - Refer to Overlay map - Road hierarchy for road classifications.	No acceptable outcome provided.
PO58 High impact industry[34] activities: a. are located at least 500m from a sensitive land use or sensitive zone; b. do not compromise the function or viability of existing and future industrial uses in the precinct; c. do not adversely impact on the amenity, health or safety of adjoining industrial workers or sensitive land uses.	No acceptable outcome provided.
PO59 Non-industrial components of buildings (including offices and retail areas) are to be located at the road frontage to assist in activating the frontage and designed as high quality architectural features incorporating entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.	No acceptable outcome provided.
Home based business [35]	
PO60 Home based business(s)[35]:	No acceptable outcome provided.

a. is subordinate in size and function to the primary use on the site being residential; b. are of a scale and intensity that does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings; c. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding area; d. are suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised; e. sufficiently separated from adjoining properties so development does not result in adverse visual, noise, or nuisance impacts on adjoining residents.	
PO61 On-site display and sales of goods is limited to the activities being undertaken from the site and does not result in: a. the display and sale of goods being viewed from outside of the site; b. overall development on the site having a predominantly commercial appearance.	**AO61.1** Only goods grown, produced or manufactured on-site are sold from the site. **AO61.2** Display of goods grown, produced or manufactured on-site are contained within a dwelling or on-site structure and the display of goods is not visible from the boundary of the site.
Caretaker's accommodation (10)	
PO62 Development of Caretaker's accommodation(10): a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; c. provides adequate car parking provisions exclusive on the primary use of the site; d. is safe for the residents; e. has regard to the open space and recreation needs of the residents.	**AO62** Caretaker's accommodation(10): a. has a maximum GFA is 80m^2; b. does not gain access from a separate driveway to that of the industrial use; c. provides a minimum 16m^2 of private open space directly accessible from a habitable room; d. provides car parking in accordance with Schedule 7 - Car parking.
Sales office (72)	
PO63 Sales office(72) remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.	**AO63** A Sales office(72) is located on the site for no longer than 2 years.

Other Non-industrial uses	
PO64 With the exception of Caretaker's accommodation(10), residential and other sensitive uses do not establish within the precinct.	No acceptable outcome provided.
PO65 Non-industrial uses: a. are consolidated with existing non-industrial uses in the precinct; b. do not compromise the viability, role or function of the region's centres network; c. are not subject to adverse amenity impacts, or risk to health from industrial activities; d. do not constrain the function or viability of existing or future industrial activities in the surrounding area; e. are not located on Collector or Local roads. Note - The submission of a Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome. Note - Refer to Overlay map - Road hierarchy for road classifications.	No acceptable outcome provided.
PO66 Traffic generated by non-industrial uses does not detrimentally impact upon the operation and functionality of the external road network.	No acceptable outcome provided.
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO67 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity;	**AO67.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **AO67.2**

h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	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.
PO68 Infrastructure does not have an impact on pedestrian health and safety.	**AO68** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO69 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**AO69** 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.
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.	
PO70 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.	**AO70.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	AO70.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO71 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.	**AO71** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO72	**AO72**

Telecommunications facilities[(81)] do not conflict with lawful existing land uses both on and adjoining the site.	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO73 The Telecommunications facility[(81)] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO73.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape. **AO73.2** In all other areas towers do not exceed 35m in height. **AO73.3** Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity. **AO73.4** All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site. **AO73.5** The facility is enclosed by security fencing or by other means to ensure public access is prohibited. **AO73.6** A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO74	**AO74**

Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO75 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**AO75** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, 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 - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.

PO76 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**AO76** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

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

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

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

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

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

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

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

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

h. Grazing of native pasture by stock;

i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.

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

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

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

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

Vegetation clearing, ecological value and connectivity	
PO77 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area area maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	No acceptable outcome provided.
PO78 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees;	No acceptable outcome provided.

b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	
Vegetation clearing and habitat protection	
PO79 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No acceptable outcome provided.
PO80 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No acceptable outcome provided.
PO81 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No acceptable outcome provided.
Vegetation clearing and soil resource stability	
PO82 Development does not:	No acceptable outcome provided.

a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable periods of time but is rehabilitated in a timely manner.	
Vegetation clearing and water quality	
PO83 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No acceptable outcome provided.
PO84 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO85 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No acceptable outcomes provided.
PO86 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation;	No acceptable outcomes provided.

d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	
PO87 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No acceptable outcomes provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO88 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.	No acceptable outcome provided.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply) Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.	
PO89 Development does not increase the number of people living in the Extractive Resources separation area.	**AO89** One dwelling house[(22)] permitted per lot within separation area.
PO90 Development:	**AO90** Development within the separation area does not include the following activities:

a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry[27]; b. is compatible with the operation of an Extractive industry[27]; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area.	a. Caretaker's accommodation[10]; b. Community residence[16]; c. Dual occupancy[21]; d. Dwelling unit[23]; e. Hospital[36]; f. Rooming accommodation[69]; g. Multiple dwelling[49]; h. Non-resident workforce accommodation[52]; i. Relocatable home park[62]; j. Residential care facility[65]; k. Resort complex[66]; l. Retirement facility[67]; m. Rural workers' accommodation[71]; n. Short-term accommodation[77]; o. Tourist park[84].
PO91 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.	**AO91** All habitable rooms within the separation area are: a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
PO92 Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.	**AO92** 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 assessment criteria apply)	
PO93 Development: a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: i. locating the furthest distance possible from the transportation route;	**AO93** The following uses are not located within the 100m wide transport route buffer: a. Caretaker's accommodation[10], except where located in the Extractive industry zone; b. Community residence[16]; c. Dual occupancy[21]; d. Dwelling house[22]; e. Dwelling unit[23]; f. Hospital[36]; g. Rooming accommodation[69]; h. Multiple dwelling[49]; i. Non-resident workforce accommodation[52]; j. Relocatable home park[62]; k. Residential care facility[65]; l. Resort complex[66];

ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes.	m. Retirement facility[(67)]; n. Rural workers' accommodation[(71)]; o. Short-term accommodation[(77)]; p. Tourist park[(84)].
PO94 Development: a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard.	**AO94.1** Development does not create a new vehicle access point onto an Extractive resources transport route. **AO94.2** A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a heritage impact assessment report 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.	
PO95 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**AO95** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO96 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer	No acceptable outcome provided.

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.	
PO97 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No acceptable outcome provided.
PO98 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**AO98** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	

PO99
 	
Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.
	AO99
	
	The following uses are not located within a wastewater treatment plant buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22)
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);

	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO100
 	
Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.
	AO100
	
	The following uses are not located within a Landfill buffer:
	
	a. Caretaker's accommodation(10);
	b. Community residence(16);
	c. Dual occupancy(21);
	d. Dwelling house(22);
	e. Dwelling unit(23);
	f. Hospital(36);
	g. Rooming accommodation(69);
	h. Multiple dwelling(49);
	i. Non-resident workforce accommodation(52);
	j. Relocatable home park(62);
	k. Residential care facility(65);
	l. Resort complex(66);
	m. Retirement facility(67);
	n. Rural workers' accommodation(71);
	o. Short-term accommodation(77);
	p. Tourist park(84).

PO101 Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations(80) to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	**AO101** Habitable rooms: a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply supply substation(80)are acoustically insulted to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. Note - Habitable room is defined in the Building Code of Australia (Volume 1)
PO102 Habitable rooms within an Electricity supply substation buffer are acoustically insulated from the noise of a substation(80) to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment. Note - To demonstrate achievement of the performance outcome, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing an noise impact assessment report is provided in Planning scheme policy – Noise. Note - Habitable room is defined in the Building Code of Australia (Volume 1)	No acceptable outcome provided.

PO103 Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development: a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure.	**AO103** Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.
PO104 Development within a Pumping station buffer is located, designed and constructed to: a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008.	**AO104** Development does not involve the construction of any buildings or structures within a Pumping station buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO105 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No acceptable outcome provided.
PO106 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.	**AO106** No acceptable outcome provided.

Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	
PO107 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No acceptable outcome provided.
PO108 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.	**AO108** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO109 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.	**AO109** 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.
PO110 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**AO110.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **AO110.2**

	Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO111 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided.
Additional criteria for development for a Park(57)	
PO112 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**AO112** Development for a Park(57) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO113 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity;	**AO113** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line

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

6.2.7.4 Restricted industry precinct

6.2.7.4.1 Purpose - Restricted industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Restricted industry precinct:

    a. A range of industrial activities are established in the precinct which are of a scale and intensity where the potential of adverse impacts on sensitive receptors requires a location significantly separated from incompatible activities.

    b. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.

    c. Industrial development is located, designed and managed to:

        i. maintain the health and safety of people;

        ii. avoid significant adverse effects on the natural environment;

        iii. minimise the possibly of adverse impacts on surrounding non-industrial uses.

    d. Development has access to infrastructure and essential services and convenient access to major transport networks.

    e. Development is designed to incorporate sustainable practices where possible, including water sensitive design and energy efficient building design.

    f. Development achieves a high standard of industrial design and incorporates crime prevention through environmental design (CPTED) principles.

    g. High impact industry[(34)] activities do not result in detriment or danger to other development in the locality.

    h. Development that is able to be accommodated in other locations does not establish in this precinct and reduce the limited supply of land available in this precinct.

    i. Special industry[(79)] does not establish within the precinct.

    j. Extensions to existing Special industry[(79)] do not increase the scale and intensity of the use.

    k. With the exception of Caretaker's accommodation[(10)], sensitive uses, including all forms of residential development, do not occur within the precinct.

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

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

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

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

m. Development does not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.

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

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

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

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

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

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

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

q. Development in the Restricted industry precinct includes one or more of the following:

• High impact industry**(34)**	• Medium impact industry**(47)**	• Research and technology industry**(64)**

r. Development in the Restricted industry precinct does not include any of the following:

• Adult store[1]	• Funeral parlour[30]	• Parking station[58]
• Agricultural supplies store[2]	• Garden centre[31]	• Permanent plantation[59]
• Air services[3]	• Hardware and trade supplies[32]	• Place of worship[60]
• Animal keeping[5]	• Health care services[33]	• Relocatable home park[62]
• Aquaculture[6]	• Home based business[35]	• Renewable energy facility[63]
• Bar[7]	• Hospital[36]	• Residential care facility[65]
• Brothel[8]	• Hotel[37]	• Resort complex[66]
• Bulk landscape supplies[9]	• Indoor sport and recreation[38]	• Retirement facility[67]
• Cemetery[12]	• Intensive animal industry[39]	• Roadside stall[68]
• Child care centre[13]	• Intensive horticulture[40]	• Rooming accommodation[69]
• Club[14]	• Landing[41]	• Rural industry[70]
• Community care centre[15]	• Low impact industry[42]	• Rural workers' accommodation[71]
• Community residence[16]	• Major electricity infrastructure[43]	• Sales office[72]
• Community use[17]	• Major sport, recreation and entertainment facility[44]	• Shop[75]
• Cropping[19]	• Market[46]	• Short-term accommodation[77]
• Detention facility[20]	• Motor sport facility[48]	• Showroom[78]
• Dual occupancy[21]	• Multiple dwelling[49]	• Special industry[79]
• Dwelling house[22]	• Nature-based tourism[50]	• Theatre[82]
• Dwelling unit[23]	• Nightclub entertainment facility[51]	• Tourist attraction[83]
• Educational establishment[24]	• Non-resident workforce accommodation[52]	• Tourist park[84]
• Environment facility[26]	• Office[53]	• Veterinary services[87]
• Extractive industry[27]	• Outdoor sales[54]	• Warehouse[88]
• Food and drink outlet[28]	• Outdoor sport and recreation[55]	• Wholesale nursery[89]
• Function facility[29]		• Winery[90]

s. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

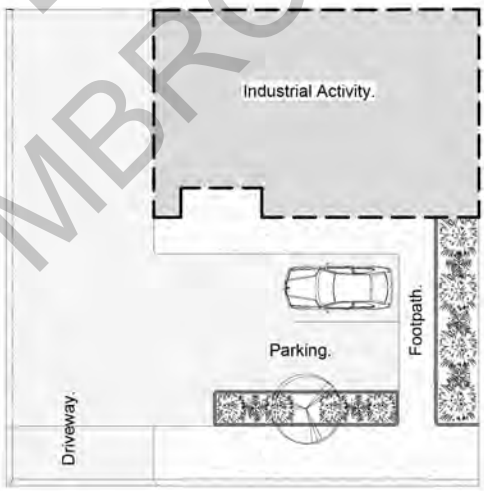
6.2.7.4.2 Criteria for assessment

Part E—Criteria for assessable development - Restricted industry precinct

Table 6.2.7.4.1 Assessable development - Restricted industry precinct

Performance outcomes	Acceptable outcomes
General criteria	
Site cover	
PO1 Site cover is limited to a proportion of a site that ensures: a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximize the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaped are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site.	No acceptable outcome provided.
Building height	
PO2 The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on surrounding sensitive land uses and zones.	**AO2** Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
PO3 Street boundary setbacks: a. minimise building bulk and visual dominance from the street; b. provide areas for landscaping at the front of the site; c. allow for customer parking to be located at the front of the building; d. Provide opportunities for dense landscaping to screen at maturity any visibility of development of a site from the Bruce Highway.	**AO3** Buildings maintain a minimum setback of : a. 6m to the primary frontage (other than the Bruce Highway); b. 3m to the secondary frontage; c. 5m to land not included in the Industry zone; d. 10m to a boundary adjoining the Bruce Highway.
PO4	**AO4**

Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.	Where a development adjoins general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development with a mature height of at least 3m. Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.
Building appearance and design	
PO5 Where fronting an arterial or sub-arterial road, or visible from a Park(57) or centre zoned lot, buildings provide a high level of architectural design which adds visual interest to the streetscape and reduces the perceived bulk of the building, by incorporating: a. a range of building materials, colours and features; b. facade articulation along street frontages; c. design features to promote customer entry points; d. materials that are not highly reflective.	No acceptable outcome provided.
Staff recreation area	
PO6 Staff are provided with adequate and amenable break/dining facilities to suite the nature of the activities on-site.	**AO6** Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that: a. Includes adequate seating, tables and rubbish bins for the number of staff on-site; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity.
Landscaping	
PO7 Landscaping is provided on-site to: a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site processes;	**AO7** Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.

b. complement the existing or desired streetscape; c. minimise the impact of industrial development on adjoining lots not zoned for industrial purposes.	
Fencing	
PO8 The provision of fencing on street frontages does not dominate the streetscape or create safety issues. Note - The following example illustrates an acceptable design response to this outcome. 	**AO8** Where fencing is provided on the street frontage, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.
Public access	
PO9 The use has a safe, clearly identifiable public access separated from service and parking areas. Note - The following diagram illustrates an acceptable design response to this outcome. 	**AO9.1** Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building. **AO9.2** The public access is separated from industrial service areas.

Car parking	
PO10 Car parking is provided on-site to meet the anticipated demands of employees and visitors and avoid adverse impacts on the external road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**AO10** Car parking is provided in accordance with Schedule 7 - Car parking.
PO11 The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site.	**AO11** All car parking areas are designed and constructed in accordance with AS2890.1.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO12 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or	**AO12.1** Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. **AO12.2** Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure;

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

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

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

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

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

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

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

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

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

AO12.3

For non-residential uses, storage lockers:

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

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

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

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

AO12.4

For non-residential uses, changing rooms:

a. are provided at a rate of 1 per 10 bicycle parking spaces;
b. are fitted with a lockable door or otherwise screened from public view;
c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required

1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.

Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).

d. are provided with:

i. a mirror located above each wash basin;
ii. a hook and bench seating within each shower compartment;
iii. a socket-outlet located adjacent to each wash basin.

Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities

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

Loading and servicing

PO13 Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads. Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.	No acceptable outcome provided.

Waste	
PO14 Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.	No acceptable outcome provided.
Environmental impacts	
PO15 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.	**AO15** Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.
Lighting	
PO16 Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.	**AO16** 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
Noise	
PO17 Noise generating uses do not adversely affect existing or potential noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No acceptable outcome provided.
PO18 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport	**AO18.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise. **AO18.2** Noise attenuation structures (e.g. walls, barriers or fences):

purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Hazardous Chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'. Terms used in this section are defined in State '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO19 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**AO19.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation.

	If criteria AO20.1 (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.
	AO19.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO20.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	AO19.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation.

	If criteria AO20.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO20 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.	**AO20** 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.
PO21 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.	**AO21** 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.
PO22 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.	**AO22.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	AO22.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Emissions into Brisbane operational airspace	
PO23 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace. Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace	**AO23.1** Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second.
	AO23.2 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.

Clearing of habitat trees where not located within the Environmental areas overlay map.	
PO24 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No acceptable outcome provided
Works criteria	
Utilities	
PO25 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**AO25** Development is connected to underground electricity.
PO26 The development has access to telecommunications and broadband services in accordance with current standards.	No acceptable outcome provided
PO27 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**AO27.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	AO27.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO28 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**AO28** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the

	South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO29 The development is provided with constructed and dedicated road access.	No acceptable outcome provided
Access	
PO30 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No acceptable outcome provided
PO31 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**AO31.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	AO31.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	AO31.3 The lot layout allows forward access to and from the site.
PO32 Safe access is provided for all vehicles required to access the site.	**AO32** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	AO32.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.

	Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	AO32.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO33 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	No acceptable outcome provided
Stormwater	
PO34	No acceptable outcome provided

Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux 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.	
PO35 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No acceptable outcome provided
PO36 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No acceptable outcome provided
PO37 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided
Site works and construction management	

PO38 The site and any existing structures are maintained in a tidy and safe condition.	No acceptable outcome provided
PO39 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**AO39.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	AO39.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	AO39.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	AO39.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO40	**AO40** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	
PO41 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**AO41.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	AO41.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	AO41.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
PO42 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**AO42** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO43 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**AO43.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	AO43.2 Disposal of materials is managed in one or more of the following ways:

	a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO44 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No acceptable outcome provided
Earthworks	
PO45 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**AO45.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	AO45.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	AO45.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	AO45.4 All filling or excavation is contained on-site.
	AO45.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).

	AO45.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO46 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**AO46** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO47 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**AO47.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
	AO47.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO48 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No acceptable outcome provided

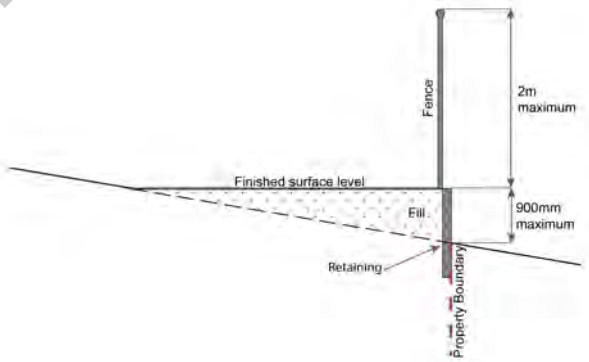
PO49 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No acceptable outcome provided.
Retaining walls and structures	
PO50 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**AO50** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

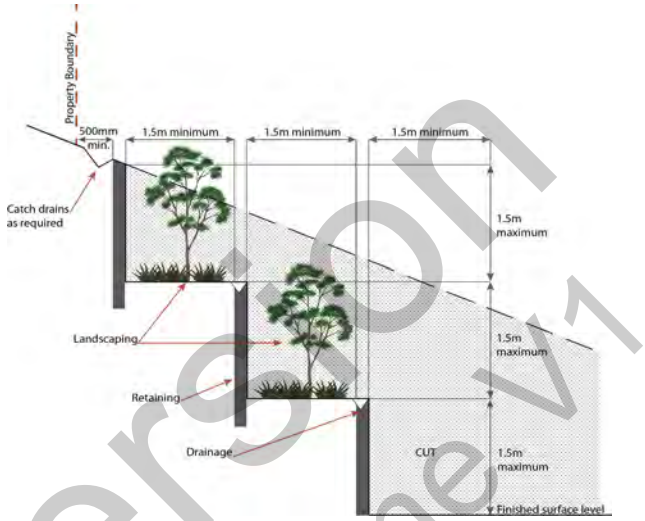
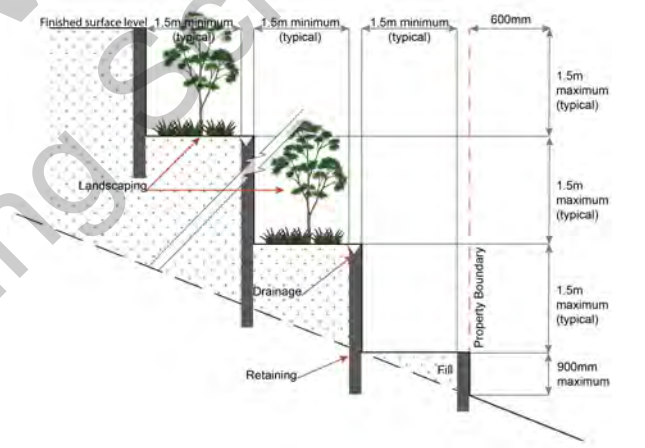


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO51 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	**AO51.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks[(84)] or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales[(54)], processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales[(54)], outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	AO51.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	AO51.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO52	**AO52**

On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO53 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**AO53** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Industrial Land Uses	
PO54	**AO54**

Ancillary office(53), administration functions, retail sales, showroom(78) and customer service components do not compromise the primary use of the site or other industrial activities in the precinct, or affect the viability, role or function of the region's centres network.	The combined area of ancillary non-industrial activities, including but not limited to administration and retail functions, does not exceed 10% of the GFA or 200m^2, whichever is the lesser.
PO55 High impact industry(34) uses maintain a minimum separation of at least 500m from a sensitive land use. Note - Separation distance is to be measured in a straight line, in accordance with the State policy.	No acceptable outcome provided
PO56 Special industry(79) uses do not establish within the restricted industry precinct.	No acceptable outcome provided
PO57 Uses that can be readily accommodated within other zones or precincts do not compromise the availability of land within the restricted industry precinct. Note - Low impact industry(42), Medium impact industry(47), Service industry(73) and Warehouse(88) land uses are considered to be able to be readily accommodated within other precincts of the Industry Zone.	No acceptable outcome provided
Caretaker's accommodation (10)	
PO58 Development of Caretaker's accommodation(10): a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; c. provides adequate car parking provisions exclusive on the primary use of the site; d. is safe for the residents; e. has regard to the open space and recreation needs of the residents.	**AO58** Caretaker's accommodation(10): a. has a maximum GFA is 80m^2; b. does not gain access from a separate driveway to that of the industrial use; c. provides a minimum 16m^2 of private open space directly accessible from a habitable room; d. provides car parking in accordance with Schedule 7 - Car parking.
Sales office (72)	
PO59 Sales office(72) remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.	**AO59** A Sales office(72) is located on the site for no longer than 2 years.

Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO60 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO60.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. **AO60.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO61 Infrastructure does not have an impact on pedestrian health and safety.	**AO61** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO62 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**AO62** 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.
Telecommunications facility (81) Editor's note - In accordance with the Federal legislation Telecommunications facilities (81)must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
PO63 Telecommunications facilities(81) are co-located with existing telecommunications facilities(81), Utility installation(86), Major electricity infrastructure(43) or Substation(80) if there is already a facility in the same coverage area.	**AO63.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.

	AO63.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO64 A new Telecommunications facility[(81)] is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.	**AO64** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO65 Telecommunications facilities[(81)] do not conflict with lawful existing land uses both on and adjoining the site.	**AO65** The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO66 The Telecommunications facility[(81)] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO66.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	AO66.2 In all other areas towers do not exceed 35m in height.
	AO66.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	AO66.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	AO66.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.

	AO66.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO67 Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	**AO67** An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO68 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.	**AO68** All equipment comprising the Telecommunications facility(81) which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria **Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, 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 - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.	
PO69 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**AO69** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

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

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

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

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

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

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

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

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

h. Grazing of native pasture by stock;

i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO70 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area area maintained. For example, this can be achieved through replacement, restoration	No acceptable outcome provided.

or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	
PO71 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	No acceptable outcome provided.
Vegetation clearing and habitat protection	
PO72 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No acceptable outcome provided.
PO73 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No acceptable outcome provided.
PO74	No acceptable outcome provided.

Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	
Vegetation clearing and soil resource stability	
PO75 Development does not: a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable periods of time but is rehabilitated in a timely manner.	No acceptable outcome provided.
Vegetation clearing and water quality	
PO76 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No acceptable outcome provided.
PO77 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO78 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No acceptable outcome provided.
PO79	No acceptable outcome provided.

Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.	
PO80 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No acceptable outcome provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO81 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.	No acceptable outcome provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.	

Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO82 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided.	**AO82** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value. Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.
PO83 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No acceptable outcome provided.
PO84 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No acceptable outcome provided.
PO85 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction	**AO85** Development does: a. not result in the removal of a significant tree;

measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO86 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	No acceptable outcome provided.
PO87 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**AO87** No acceptable outcome provided.
PO88 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure.	No acceptable outcome provided.

Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	
PO89 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.	**AO89** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.
PO90 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.	**AO90** 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.
PO91 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**AO91.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **AO91.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO92 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples.	No acceptable outcome provided.

Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	
Additional criteria for development for a Park[57]	
PO93 Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	**PO93** Development for a Park[57] ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.
Riparian and wetland setbacks	
PO94 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**AO94** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

6.2.7.5 Marine industry precinct

6.2.7.5.1 Purpose - Marine industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Marine Industry Precinct:

    a. Development in the precinct supports the continued viability of waterfront-based industry in the region, through the co-location of Port services(61), Marine industry(45) and related activities which support industry and its supply chain.

    b. Development in the precinct avoids land-use activities which:

        i. compromise or sterilise existing or future waterfront based industrial activities in the precinct;

        ii. undermine the investment made in waterfront and marine infrastructure, including marinas and access roads;

        iii. occupy large land areas and do not require waterfront access.

    c. Development for non-industrial uses including Caretaker's accommodation(10), Food and drink outlets(28) and community activities may be established in the precinct where they require access to a navigable waterway or provide support or complementary services to maritime activities.

    d. The scale, character and built form of development has a high standard of commercial and industrial design which reflects the maritime character of the precinct and incorporates crime prevention through environmental design (CPTED) principles.

    e. Development is located, designed and managed to maintain the health and safety of people, avoid significant adverse effects on the natural environment and minimise the possibility of adverse impacts on nearby non-industrial uses.

    f. Development has access to infrastructure and essential services and convenient access to major transport routes.

    g. Sensitive uses in the precinct do not compromise existing or future industrial activities.

    h. Special industry(79) does not establish within the precinct.

    i. Service industry, Warehouse(88), Low impact industry(42) and Medium impact industry(47) uses only occur in the precinct where:

        i. there is a direct nexus with maritime activities occurring in the precinct;

        ii. Involving manufacturing, repair, processing, storage or maintenance activities associated with watercraft or seafood;

        iii. appropriate separation distances are maintained to sensitive uses.

    j. Built form including height of buildings used for the storage or repair of medium to large scale vessels contribute to a high standard of amenity and are sensitively located to minimise any adverse impacts on adjoining properties.

    k. Development incorporates best practice responses to the environmental constraints and values of it's location adjacent to coastal areas and waterways.

    l. Development does not compromise the safe and efficient operation of adjacent waterways.

    m. Development in the Scarborough Harbour:

        i. incorporates a range of waterfront industrial and related commercial activities which support the continued growth of the harbour;

ii. may include activities which do not require waterfront access or have a nexus with Marine industry[(45)], only where these activities enhance the competitive advantage of the Marine industry[(45)] cluster and ensure the area is an attractive place to work and do business;

iii. may only incorporate sensitive uses where these uses are appropriately separated from existing and future industrial activities and do not compromise the long-term development of the harbour.

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

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

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

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

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

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

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

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

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

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

v. protecting native species and protecting and enhancing species habitat;
vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;

viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
x. ensuring effective and efficient disaster management response and recovery capabilities;
xi. where located in an overland flow path:

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

s. Development in the Marine industry precinct includes one or more of the following:

• Aquaculture(6) -if in a building • Caretaker's accommodation(10) • Emergency services(25)	• Environment facility(26) • Food and drink outlet(28) - if a maximum GFA of 100m^2 • Landing(41)	• Marine industry(45) • Port services(61) • Sales office(72)

t. Development in the Marine industry precinct does not include any of the following:

• Adult store(1) • Agricultural supplies store(2) • Air services(3) - if not in Scarborough Harbour • Animal husbandry(4) • Animal keeping(5) • Bar(7) • Brothel(8) • Cemetery(12) • Child care centre(13) • Club(14) - if not in Scarborough Harbour • Community care centre(15) • Community residence(16) • Community use(17)	• Extractive industry(27) • Function facility(29) • Funeral parlour(30) • Garden centre(31) • Health care services(33) • Hospital(36) • Hotel(37) • Indoor sport and recreation(38) • Intensive animal industry(39) • Intensive horticulture(40) • Major electricity infrastructure(43) • Major sport, recreation and entertainment facility(44)	• Parking station(58) • Permanent plantation(59) • Place of worship(60) • Relocatable home park(62) • Renewable energy facility(63) • Residential care facility(65) • Resort complex(66) • Retirement facility(67) • Roadside stall(68) • Rooming accommodation(69) • Rural industry(70) • Rural workers' accommodation(71) • Shopping centre

• Crematorium[18] • Cropping[19] • Detention facility[20] • Dual occupancy[21] • Dwelling house[22] • Dwelling unit[23] • Educational establishment[24]	• Motor sport facility[48] • Multiple dwelling[49] • Nature-based tourism[50] • Non-resident workforce accommodation • Nightclub entertainment facility[51] • Office[53] • Outdoor sport and recreation[55]	• Short-term accommodation[77] - if not in Scarborough Harbour • Showroom[78] • Special industry[79] • Theatre[82] • Tourist park[84] • Veterinary services[87] • Wholesale nursery[89] • Winery[90]

u. Development not listed above may be considered on its merits and where it reflects and supports the outcomes of the precinct.

6.2.7.5.2 Criteria for assessment

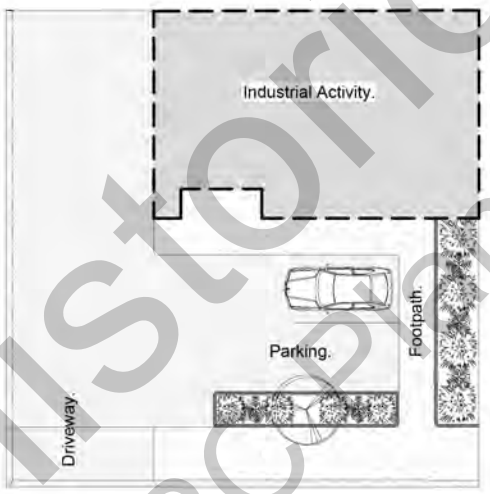
Part F—Criteria for assessable development - Marine industry precinct

Table 6.2.7.5.1 Assessable development - Marine industry precinct

Performance outcomes	Acceptable outcomes
General criteria	
Development in the Marine industry precinct generally	
PO1 Development in the precinct is for marine-based industrial activities or commercial activities which have a direct nexus with maritime activities in the precinct.	No acceptable outcome provided.
PO2 Development does not compromise the role of Scarborough harbour providing public facilities for boat launching and access to deep water.	**AO2** Development does not obstruct existing public access to boat launching facilities.
PO3 Watercraft traffic generated by the development remains within the capacity of the adjacent waterways and and navigational facilities.	No acceptable outcome provided.
Site cover	
PO4 Site cover is limited to a proportion of a site that ensures:	No acceptable outcome provided.

a. A sufficient number and type of vehicle parking spaces are provided on the site to meet the parking demands and expectations of the proposed use; b. Any type of vehicle expected to visit the site on a regular basis is able to access and leave the site in a forward direction with clear manoeuvring on the site; c. setbacks to boundaries maximize the efficient use of the site while ensuring positive interfaces with public space or sensitive land uses; d. Areas of landscaped are provided to soften the built form and hard stand impacts of development whilst providing areas of natural space on a site.	
Building height	
PO5 The height of buildings is in keeping with the predominant marine industrial character of the precinct and does not cause adverse amenity impacts on sensitive land uses and zones.	**AO5** Building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
PO6 Street boundary setbacks: a. minimise building bulk and visual dominance from the street; b. provide areas for landscaping at the front of the site; c. allow for customer parking to be located at the front of the building.	**AO6** Buildings maintain a minimum setback of : a. 6m to the street frontage (other than the Bruce Highway); b. 3m to the secondary street frontage; c. 10m to a boundary adjoining the Bruce Highway.
PO7 Building setbacks allow access to the waterway and do not compromise future marine industries and port services from accessing the waters edge.	**AO7** Buildings are setback 4m from the waters edge, measured from the top edge of bank.
PO8 Side and rear boundary setbacks maintain views, privacy, access to natural light and the visual amenity of adjoining sensitive land uses.	**AO8** Where a development adjoins general residential zoned land, the building is setback a minimum of 3m from the property boundary with dense landscaping installed along the boundary to provide screening of the development with a mature height of at least 3m. Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.

Building appearance and design	
PO9 Buildings on highly visible sites incorporate a high standard of industrial design and construction, which adds visual interest to the streetscape and reduces the perceived bulk of the building from the street.	No acceptable outcome provided.
Staff recreation	
PO10 Staff are provided with adequate and amendable break/dining facilities to suite the nature of the activities on-site.	**AO10** Where the nature of the activities on-site do not allow staff to eat in their work environment, the development provides an on-site recreation area for staff that: a. Includes adequate seating, tables and rubbish bins for the number of staff on-site; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity.
Landscaping	
PO11 Landscaping is provided to: a. visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site processes; b. complement the existing or desired streetscape; c. minimise the impact of industrial development on adjoining lots not zoned for industrial purposes.	**AO11** Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.
Fencing	
PO12 The provision of fencing on street frontages does not dominate the street or create safety issues. Note - The following example illustrates an acceptable design response to this outcome.	**AO12** Where fencing is provided on the street frontage, fence sections between columns or posts have a minimum transparency of 70% spread evenly across its total surface area.

Public access	
PO13 The use has safe, clearly identifiable public access separated from service and parking areas. Note - The following example illustrates an acceptable design response to this outcome.  	**AO13.1** Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building. **AO13.2** The public access is separated from industrial service areas.
Car parking	
PO14 Car parking is provided on-site to meet the anticipated demand for employees and visitors and avoid adverse impacts on the external road network. Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.	**AO14** Car parking is provided in accordance with Schedule 7 - Car parking.

PO15	AO15
The design of car parking areas: a. does not impact on the safety of the external road network; b. ensures the safety of pedestrians at all times; c. ensures the safe movement of vehicles within the site.	All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.
Bicycle parking and end of trip facilities Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.	
PO16 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.	**AO16.1** Minimum bicycle parking facilities are provided at a rate of 1 bicycle parking space for every 3 vehicles parking spaces required by Schedule 7 – Car parking. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council. **AO16.2** Bicycle parking is: a. provided in accordance with *Austroads (2008), Guide to Traffic Management - Part 11: Parking*; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3. Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building. Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable

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

outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.

AO16.3

For non-residential uses, storage lockers:

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

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

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

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

AO16.4

For non-residential uses, changing rooms:

a. are provided at a rate of 1 per 10 bicycle parking spaces;
b. are fitted with a lockable door or otherwise screened from public view;
c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below:

Bicycle spaces provided	Male/ Female	Change rooms required	Showers required	Sanitary compartments required	Washbasins required
1-5	Male and female	1 unisex change room	1	1 closet pan	1
6-19	Female	1	1	1 closet pan	1
20 or more	Male	1	1	1 closet pan	1
	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter

	Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head. Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1). d. are provided with: i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.
Loading and servicing	
PO17 Service areas, including loading/unloading facilities, plant areas and outdoor storage areas, are screened from the direct view from land not included in the Industry zone and sub-arterial and arterial roads. Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.	No acceptable outcome provided.
Waste	
PO18 Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.	No acceptable outcome provided.
Environmental impacts	
PO19 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.	**AO19** Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.

PO20 Development does not adversely impact surrounding ecological system features, including: a. Water quality; b. Air quality; c. Soil quality; d. Disturbance to marine habitat.	**AO20.1** The development does not discharge pollutants into adjacent waterways.
	AO20.2 The development does not cause an environmental nuisance or harm to marine habitat.
	AO20.3 Where involving a marina, the development is capable of providing sewer facilities for the disposal of sewage, liquid waste and contaminated bilge water.
Lighting	
PO21 Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.	**AO21** 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
Noise	
PO22 Noise generating uses do not adversely affect existing noise sensitive uses. Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.	No acceptable outcome provided.
PO23 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport	**AO23.1** Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.
	AO23.2 Noise attenuation structures (e.g. walls, barriers or fences):

purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Emissions into Brisbane operational airspace	
PO24 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Brisbane airport's operational airspace. Note - Refer to State Planning Policy December 2013 mapping to identify Brisbane airport's operational airspace.	**AO24.1** Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3m per second. **AO24.2** Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.
Hazardous Chemicals Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'. Terms used in this section are defined in State '*State Planning Policy Guideline - Guidance on development involving hazardous chemicals*'.	
PO25 Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.	**AO25.1** Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below: Dangerous Dose

	a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO21.1 (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.
	AO25.2 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below: Dangerous Dose a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. If criteria AO21.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10-6/year.
	AO25.3 Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below: Dangerous Dose

	a. For any hazard scenario involving the release of gases or vapours: i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: i. 14kPa overpressure; ii. 12.6kW/m2 heat radiation. If criteria AO21.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10-6/year.
PO26 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.	**AO26** 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.
PO27 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.	**AO27** 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.
PO28 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.	**AO28.1** The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: a. bulk tanks are anchored so they cannot float if submerged or inundated by water; and b. tank openings not provided with a liquid tight seal, i.e. an atmospheric vent, are extended above the relevant flood height level.
	AO28.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.

Clearing of habitat trees where not located within the Environmental areas overlay map.	
PO29 a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas	No acceptable outcome provided
Works criteria	
Utilities	
PO30 The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.	**AO30** Development is connected to underground electricity.
PO31 The development has access to telecommunications and broadband services in accordance with current standards.	No acceptable outcome provided
PO32 The development provides for the treatment and disposal of sewage and other waste water in a way that will not cause environmental harm or pose a risk to public health.	**AO32.1** Where in a sewered area, the development is connected to a reticulated sewerage network.
	AO32.2 Trade waste is pre-treated on-site prior to discharging into the sewerage network.
PO33 The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.	**AO33** Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the

	South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.
PO34 The development is provided with constructed and dedicated road access.	No acceptable outcome provided
Access	
PO35 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No acceptable outcome provided
PO36 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy.	**AO36.1** The development provides for the extension of the road network in the area in accordance with Council's road network planning.
	AO36.2 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.
	AO36.3 The lot layout allows forward access to and from the site.
PO37 Safe access is provided for all vehicles required to access the site.	**AO37.1** Site access and driveways are designed and located in accordance with: a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or b. Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.
	AO37.2 Internal driveways and access ways are designed and constructed in accordance with AS/NZS2890.1 Parking Facilities – Off street car parking and the relevant standards in Planning scheme policy - Integrated design.

	Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.
	AO37.3 Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
PO38 Upgrade works (whether trunk or non-trunk) are provided where necessary to: a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	No acceptable outcome provided
Stormwater	
PO39	No acceptable outcome provided

Stormwater run-off from the site is conveyed to a point of lawful discharge without causing nuisance or annoyance to any person, property or premises. Note - Refer to Planning scheme policy - Integrated design for details. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux 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.	
PO40 Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site. Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.	No acceptable outcome provided
PO41 Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP. Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.	No acceptable outcome provided
PO42 Easements for drainage purposes are provided over: a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; b. overland flow paths where they cross more than one property boundary. Note - Refer to Planning scheme policy - Integrated design for details. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided
Site works and construction management	

PO43 The site and any existing structures are maintained in a tidy and safe condition.	No acceptable outcome provided
PO44 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.	**AO44.1** Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.
	AO44.2 Stormwater runoff, erosion and sediment controls are constructed prior to commencement of any clearing or earthworks and are maintained and adjusted as necessary at all times to ensure their ongoing effectiveness. Note - The measures are adjusted on-site to maximise their effectiveness.
	AO44.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.
	AO44.4 Where works are proposed in proximity to an existing street tree, an inspection and a root management plan is undertaken by a qualified arborist which demonstrates and ensures that no permanent damage is caused to the tree.
PO45	**AO45** No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.

Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	
PO46 All works on-site and the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - Where the amount of imported or exported material is greater than $50m^3$, a haulage route must be identified and approved by Council.	**AO46.1** Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.
	AO46.2 All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads. Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
	AO46.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.
PO47 All disturbed areas are rehabilitated at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for details.	**AO47** At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed. Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
PO48 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	**AO48.1** All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles of storage of machinery or goods is to occur in these areas during development works.
	AO48.2 Disposal of materials is managed in one or more of the following ways:

	a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site. Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.
PO49 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	No acceptable outcome provided
Earthworks	
PO50 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep rock slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). Note - Filling or excavation works are to be completed within six months of the commencement date.	**AO50.1** All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary.
	AO50.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.
	AO50.3 Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.
	AO50.4 All filling or excavation is contained on-site.
	AO50.5 All fill placed on-site is: a. limited to that required for the necessary approved use; b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).

	AO50.6 The site is prepared and the fill placed on-site in accordance with AS3798. Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.
PO51 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	**AO51** Any embankments more than 1.5 metres in height are stepped, terraced and landscaped. **Figure - Embankment** 
PO52 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes. Note - Public sector entity as defined in the Sustainable Planning Act 2009.	**AO52.1** No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Sustainable Planning Act 2009. **AO52.2** Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken. Note - Public sector entity as defined in the Sustainable Planning Act 2009.
PO53 Filling or excavation does not result in land instability. Note - Steep rock slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No acceptable outcome provided

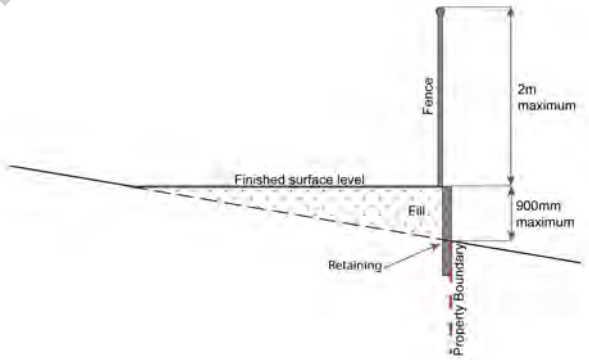
PO54 Development does not result in a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. and any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy - Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.	No acceptable outcome provided.
Retaining walls and structures	
PO55 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.	**AO55.1** Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; **Figure - Retaining on boundary**  c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut

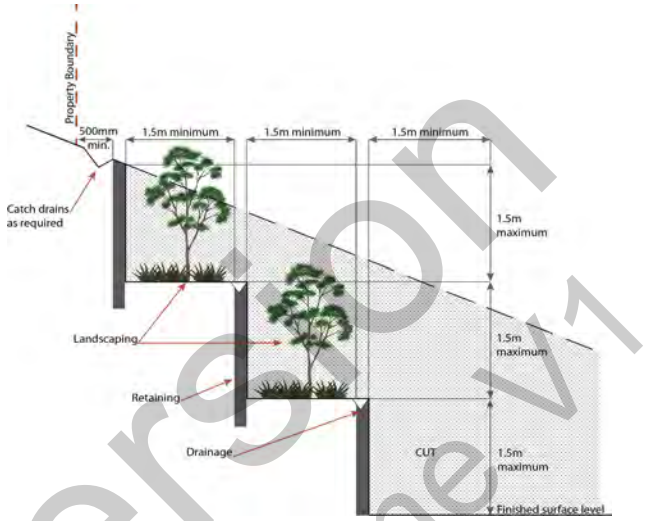
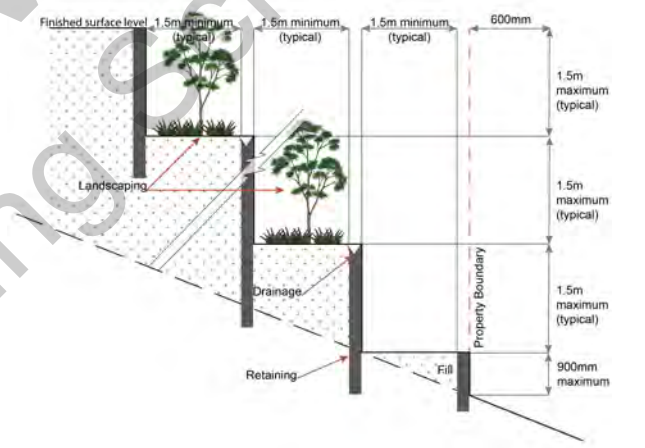


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

a. the development is for, or incorporates:

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

AND

b. none of the following exceptions apply:

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

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

PO56 Development incorporates a fire fighting system that: a. satisfies the reasonable needs of the fire fighting entity for the area; b. is appropriate for the size, shape and topography of the development and its surrounds; c. is compatible with the operational equipment available to the fire fighting entity for the area; d. considers the fire hazard inherent in the materials comprising the development and their proximity to one another; e. considers the fire hazard inherent in the surrounds to the development site; f. is maintained in effective operating order. Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.	**AO56.1** External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of *Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations*. Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable: a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks[(84)] or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales[(54)], processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales[(54)], outdoor processing and outdoor storage facilities; d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.
	AO56.2 A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	AO56.3 On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in *Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment*.
PO57	**AO57**

On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.	For development that contains on-site fire hydrants external to buildings: a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. Note - The sign prescribed above, and the graphics used are to be: a. in a form; b. of a size; c. illuminated to a level; which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
PO58 Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.	**AO58** For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note *Fire hydrant indication system* produced by the Queensland Department of Transport and Main Roads. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Industrial land uses	
PO59	**AO59**

Ancillary office, administration functions, retail sales and customer service components do not compromise the primary use of the site or marine activities in the precinct.	The combined area of ancillary non-industrial activities, including but not limited to administration and retail functions, does not exceed 10% of the GFA or 200m^2, whichever is the lesser.
PO60 Buildings directly adjoining non-industrial zoned land: a. are compatible with the character of the adjoining areas; b. minimise overlooking and overshadowing; c. maintain privacy; d. do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation.	No acceptable outcome provided.
PO61 Medium impact industry**(47)** uses only establish in the precinct where: a. not constraining the function or viability of existing or future uses in the precinct; b. not adversely affecting the amenity, health or safety of employees and visitors of the surrounding uses; c. not adversely affecting the amenity, health or safety of nearby sensitive land uses. Note - Separation distances are to be measured in a straight line, in accordance with the State policy.	No acceptable outcome provided.
PO62 Non-industrial components of buildings (including offices and retail areas) are designed as high quality architectural features and incorporate entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.	No acceptable outcome provided.
Non-industrial uses	
PO63 Non-industrial components of buildings (including offices and retail areas) are to be located at the road frontage to assist in activating the frontage and designed as high quality architectural features incorporating entry area elements such as forecourts, awnings and the architectural treatment of roof lines and fascias.	No acceptable outcome provided.

PO64 With the exception of Caretaker's accommodation[(10)], residential and other sensitive uses do not establish within the precinct.	No acceptable outcome provided.
PO65 Non-industrial uses: a. are consolidated with existing non-industrial uses in the precinct; b. do not compromise the viability, role or function of the region's centres network; c. are not subject to adverse amenity impacts or risk to health from industrial activities; d. do not constrain the function of viability of existing of future industrial activities in the surrounding area. Note - The submission of a Hazard and Nuisance Mitigation Plan may be required to justify compliance with this outcome. Note - An Economic Impact Assessment may be required to demonstrate compliance with part of the outcome/s above. Refer to Planning scheme policy - Economic impact assessment for information required.	No acceptable outcome provided.
PO66 Traffic generated by non-industrial uses does not detrimentally impact the operation and functionality of the external road network.	No acceptable outcome provided.
PO67 The design of non-industrial buildings in the precinct: a. adds visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, a consistent building line, blank walls that are visible from public places are treated to not negatively impact the surrounding amenity); b. contributes to a safe environment (e.g. through the use of lighting and not resulting in concealed recesses or potential entrapment areas); c. incorporates architectural features within the building facade at the street level to create human scale (e.g. awnings).	No acceptable outcome provided.
PO68	**AO68.1**

Building entrances: a. are readily identifiable from the road frontage; b. add visual interest to the streetscape; c. are designed to limit opportunities for concealment; d. are located and oriented to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites. Note - The design provisions for footpaths outlined in Planning scheme policy - Integrated design may assist in demonstrating compliance with this outcome.	The main entrance to the building is clearly visible from and addresses the primary street frontage. **AO68.2** Where the building does not adjoin the street frontage, a dedicated and sealed pedestrian footpath is provided between the street frontage and the building entrance.
Caretaker's accommodation (10)	
PO69 Development of Caretaker's accommodation(10): a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; c. provides adequate car parking provisions exclusive on the primary use of the site; d. is safe for the residents; e. has regard to the open space and recreation needs of the residents.	**AO69** Caretaker's accommodation(10): a. has a maximum GFA is 80m^2; b. does not gain access from a separate driveway to that of the industrial use; c. provides a minimum 16m^2 of private open space directly accessible from a habitable room; d. provides car parking in accordance with Schedule 7 - Car parking.
Sales office (72)	
PO70 Sales office(72) remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.	**AO70** A Sales office(72) is located on the site for no longer than 2 years.
Major electricity infrastructure(43), Substation(80) and Utility installation(86)	
PO71 The development does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;	**AO71.1** Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment: a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls.

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.	**AO71.2** A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.
PO72 Infrastructure does not have an impact on pedestrian health and safety.	**AO72** Access control arrangements: a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
PO73 All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility: a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.	**AO73** 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.
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.	
PO74 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.	**AO74.1** New telecommunication facilities(81) are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.
	AO74.2 If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.
PO75 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.	**AO75** A minimum of 45m^2 is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.
PO76	**AO76**

Telecommunications facilities[81] do not conflict with lawful existing land uses both on and adjoining the site.	The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.
PO77 The Telecommunications facility[81] does not have an adverse impact on the visual amenity of a locality and is: a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area.	**AO77.1** Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	AO77.2 In all other areas towers do not exceed 35m in height.
	AO77.3 Towers, equipment shelters and associated structures are of a design, colour and material to: a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	AO77.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	AO77.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	AO77.6 A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design. Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
PO78	**AO78**

Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.	An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.
PO79 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.	**AO79** All equipment comprising the Telecommunications facility[81] which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.

Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, 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 - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m^3 and 500m^3 respectively.

PO80 Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development: a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils.	**AO80** Development does not involve: a. excavation or otherwise removing of more than 100m^3 of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m^3 of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.

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

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

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

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

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

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

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

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

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

h. Grazing of native pasture by stock;

i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.

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

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

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

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

Vegetation clearing, ecological value and connectivity	
PO81 Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that: a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded; b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area area maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*. * Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.	No acceptable outcome provided.
PO82 Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by: a. retaining habitat trees;	No acceptable outcome provided.

b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.	
Vegetation clearing and habitat protection	
PO83 Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.	No acceptable outcome provided.
PO84 Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will: a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.	No acceptable outcome provided.
PO85 Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by: a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity.	No acceptable outcome provided.
Vegetation clearing and soil resource stability	
PO86 Development does not:	No acceptable outcome provided.

a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable periods of time but is rehabilitated in a timely manner.	
Vegetation clearing and water quality	
PO87 Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by: a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry(4) and animal keeping(5) activities.	No acceptable outcome provided.
PO88 Development minimises adverse impacts of stormwater run-off on water quality by: a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow.	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	
PO89 Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.	No acceptable outcomes provided.
PO90 Development minimises potential adverse 'edge effects' on ecological values by: a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin.	No acceptable outcome provided.

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.	
PO91 Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by: a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy.	No acceptable outcome provided.
Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets	
PO92 Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.	No acceptable outcome provided.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply) Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter. Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites. Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.	
PO93 Development will: a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building;	**AO93** Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.

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.	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.
PO94 Demolition and removal is only considered where: a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object.	No acceptable outcome provided.
PO95 Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.	No acceptable outcome provided.
PO96 Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality. Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.	**AO96** Development does: a. not result in the removal of a significant tree; b. not occur within 20m of a protected tree; c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	

Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO97 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure.	**AO97** No acceptable outcome provided.
PO98 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.	**AO98** No acceptable outcome provided.
PO99 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No acceptable outcome provided.
PO100 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.	**AO100** Development ensures that a hazardous chemical is not located or stored in an Overland flow path area. Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.

PO101 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.	**AO101** 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.
PO102 Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**AO102.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **AO102.2** Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO103 Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over: a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided.
Additional criteria for development for a Park(57)	
PO104 Development for a Park(57) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: a. public benefit and enjoyment is maximised;	**AO104** 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.

b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised.	
Riparian and wetland setbacks	
PO105 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects.	**AO105** Development does not occur within: a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.