

6.2.10 Rural zone code

6.2.10.1 Application - Rural zone

This code applies to assessing development in the Rural 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 5.3.1 'Process for determining the level of assessment' and, where applicable, 5.3.2 'Determining the level of assessment' located in Part 5.

A dwelling house⁽²²⁾ in this zone is not subject to Schedule 4 of Sustainable Planning Regulation 2009. Development associated with a dwelling house⁽²²⁾ is subject to the relevant provisions in this code and not the dwelling house code.

6.2.10.2 Purpose - Rural zone

1. The Rural zone comprises land where general rural activities are established. In addition to land being zoned Rural, there are five separate precincts. Each precinct represents an area having significant qualities or character making them distinctive from the Rural zone in general, and each other. Therefore, in addition to the general Rural zone purpose statements, outcome statements and assessment criteria, there are specific precinct based purpose statements, outcome statements and assessment criteria. These provide specific guidance and directions to the land use outcomes sought in each precinct that are in addition to the Rural zone in general. Therefore, the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcomes and development tables take precedence and the general Rural zone outcomes and development tables do not apply.
2. The purpose of the **Rural zone** code is to:
 - a. provide for a wide range of rural uses including cropping⁽¹⁹⁾, intensive horticulture⁽⁴⁰⁾, intensive animal industries⁽³⁹⁾, animal husbandry⁽⁴⁾, animal keeping⁽⁵⁾ and other primary production activities;
 - b. provide for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes;
 - c. protect and manage significant natural features, resources, and processes, including the capacity for primary production;
 - d. ensure the rural area remains a pleasant place for people to work, live and recreate;
 - e. restrict further encroachment of urban and rural residential activities into rural areas and reinforce the Regions' identified urban footprint;
 - f. implement the policy direction set in Part 3, Strategic Framework.
3. The purpose of the **Rural zone** will be achieved through the following overall outcomes:
 - a. A wide range of rural uses, as identified in the table below, are established.
 - b. Rural activities and primary production activities are protected from intrusion by incompatible development.
 - c. Intensive rural activities such as animal keeping⁽⁵⁾, aquaculture⁽⁶⁾, and intensive animal industry⁽³⁹⁾:
 - i. provide appropriate separation distance to sensitive land uses;
 - ii. avoid odour, dust, noise and visual impacts on sensitive land uses;

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- iii. avoid adversely affecting water quality in waterways and water catchments; and
 - iv. are not located adjacent to sensitive land uses or land zoned for residential and rural residential purposes.
- d. Residential uses are limited to a single dwelling house⁽²²⁾ per allotment. A secondary dwelling is permitted provided it functions and appears subordinate to the principal dwelling house⁽²²⁾.
- e. A range of housing options provide short-term accommodation⁽⁷⁷⁾ for tourists in proximity to tourist attractions⁽⁸³⁾.
- f. Accommodation for rural workers is provided on or in close proximity to rural activities.
- g. Active and passive outdoor recreational opportunities for residents and visitors to the region are established.
- h. Intensification of existing and new commercial and retail development does not occur.
- i. Development maintains the open area character and scenic amenity, including the low density, low intensity and dispersed built form which defines the rural place type.
- j. Development does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers). This aviation facility comprises a VHF beacon.
- k. Development does not result in adverse or nuisance impacts on adjoining properties or the wider rural environment. Any adverse or nuisance impacts are contained and internalised to the lot through location, design, operation and on-site management practices.
- l. Development generating high volumes of traffic or involving heavy vehicle traffic movements is located on roads of a standard and capacity to accommodate traffic demand.
- m. Development does not result in the establishment of industrial activities, other than rural industry⁽⁷⁰⁾.
- n. General works associated with the development achieves the following:
- i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site;
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- 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 levels of noise expected from rural activities.

- r. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
- s. 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.
- t. Development in the Rural zone includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ (excluding catteries and kennels) 	<ul style="list-style-type: none"> • Dwelling house⁽²²⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Park⁽⁵⁷⁾ • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾
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<ul style="list-style-type: none"> • Aquaculture⁽⁶⁾ (if water area associated with ponds and dams are less than 200m² or housed tanks less than 50m²) • Community residence⁽¹⁶⁾ • Cropping⁽¹⁹⁾, where not forestry for wood production • Cropping⁽¹⁹⁾, where forestry for wood production 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) • Non-resident workforce accommodation⁽⁵²⁾ 	<ul style="list-style-type: none"> • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Telecommunication facility⁽⁸¹⁾ • Transport depot⁽⁸⁵⁾ (where on lots 16 ha or more) • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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u. Development in the Rural zone does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Child care centre⁽¹³⁾ • Community care centre⁽¹⁵⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Funeral parlour⁽³⁰⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ • Major sports, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Parking station⁽⁵⁸⁾ 	<ul style="list-style-type: none"> • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Warehouse⁽⁸⁸⁾
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Note - A dwelling provided for a caretaker of a non-residential use in the Rural zone is defined as Rural workers' accommodation⁽⁷¹⁾.

v. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the zone.

Precincts

4. The purpose of the **Agriculture precinct** is to recognise land that is highly suitable for productive agriculture and protecting the long-term productive capability of that land.
5. The purpose of the **Agriculture precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence:
- Uses having a focus on primary production or requiring access to fertile soils are established.
 - Development not supporting the continued use of land for primary production purposes or requiring access to fertile soils do not occur.
 - Permanent plantations⁽⁵⁹⁾ do not occur.
 - Development does not limit or constrain existing and future primary production capability of the land.
 - Development in the Agriculture precinct includes one or more of the following:

<ul style="list-style-type: none"> Animal husbandry⁽⁴⁾ Aquaculture⁽⁶⁾ Community residence⁽¹⁶⁾ Cropping⁽¹⁹⁾, where not forestry for wood production Cropping⁽¹⁹⁾, where forestry for wood production Dwelling house⁽²²⁾ Emergency services⁽²⁵⁾ Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> Home based business⁽³⁵⁾ Intensive animal industry⁽³⁹⁾ Intensive horticulture⁽⁴⁰⁾ Non-resident workforce accommodation⁽⁵²⁾ Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) 	<ul style="list-style-type: none"> Park⁽⁵⁷⁾ Roadside stall⁽⁶⁸⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Sales office⁽⁷²⁾ Telecommunication facility⁽⁸¹⁾ Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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- f. Development in the Agriculture precinct does not include any of the following:

<ul style="list-style-type: none"> Adult store⁽¹⁾ Agricultural supplies store⁽²⁾ Bar⁽⁷⁾ Brothel⁽⁸⁾ Caretaker's accommodation⁽¹⁰⁾ Car wash⁽¹¹⁾ Child care centre⁽¹³⁾ Club⁽¹⁴⁾ Community care centre⁽¹⁵⁾ Crematorium⁽¹⁸⁾ 	<ul style="list-style-type: none"> Hardware and trade supplies⁽³²⁾ Health care services⁽³³⁾ High impact industry⁽³⁴⁾ Hospital⁽³⁶⁾ Hotel⁽³⁷⁾ Indoor sport and recreation⁽³⁸⁾ Low impact industry⁽⁴²⁾ Major sports, recreation and entertainment facility⁽⁴⁴⁾ Marine industry⁽⁴⁵⁾ 	<ul style="list-style-type: none"> Parking station⁽⁵⁸⁾ Permanent plantation⁽⁵⁹⁾ Port services⁽⁶¹⁾ Relocatable home park⁽⁶²⁾ Research and technology industry⁽⁶⁴⁾ Residential care facility⁽⁶⁵⁾ Retirement facility⁽⁶⁷⁾ Rooming accommodation⁽⁶⁹⁾ Shop⁽⁷⁵⁾
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<ul style="list-style-type: none"> • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ 	<ul style="list-style-type: none"> • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Warehouse⁽⁸⁸⁾
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Note - A dwelling provided for a caretaker of a non-residential use in the rural zone is defined as Rural workers' accommodation⁽⁷¹⁾.

- g. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.
6. The purpose of the **Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct** is to recognise the presence of multiple dwellings⁽⁴⁹⁾ and buildings on a single lot at Cedarton and Mt Nebo respectively, supported by a land management plan addressing significant on-site constraints.
7. The purpose of the **Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct** will be achieved through the following additional overall outcomes.
- Development does not expand over and above the 22 residential entitlements (multiple dwelling units⁽²³⁾) for Cedarton Foresters Cooperative site, and the 16 residential entitlements (multiple dwelling units⁽²³⁾) for the Mt Nebo plant nursery site.
 - Development is limited and is permitted to occur only in accordance with the approved Cedarton Foresters Cooperative land management plan and Mt Nebo plant nursery land management plan located at the end of the zone code and identified as Table A and Table B respectively.
 - Development obtain all necessary planning, building and plumbing approvals in a timely manner.
 - Development of the **Cedarton Foresters Cooperative** land management plan site includes one or more of the following only where in accordance with the land management plan located at the end of the zone code and identified as Table A:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Community use⁽¹⁷⁾, where for a community hall only 	<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾ • Environmental facility⁽²⁶⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Multiple dwelling⁽⁴⁹⁾ and associated outbuildings • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾
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- e. Development of the **Cedarton Foresters Cooperative** land management plan site does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal keeping⁽⁵⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾
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<ul style="list-style-type: none"> • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ not in accordance with Management Plan • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ not in accordance with the Management Plan • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers, accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Substation⁽⁸⁰⁾ • Telecommunications facility⁽⁸¹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Utility installation⁽⁸⁶⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ not in accordance with the Management Plan • Winery⁽⁹⁰⁾
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- f. Development of the **Mt Nebo plant nursery** land management plan site includes one or more of the following only where in accordance with the land management plan located at the end of the zone code and identified as Table B:

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<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Cropping⁽¹⁹⁾ • Community use⁽¹⁷⁾, where for a community hall only 	<ul style="list-style-type: none"> • Environmental facility⁽²⁶⁾ • Home based business⁽³⁵⁾ 	<ul style="list-style-type: none"> • Multiple dwelling⁽⁴⁹⁾ and associated outbuildings • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾
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g. Development of the **Mt Nebo plant nursery** land management plan site does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Caretaker's accommodation⁽¹⁰⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ not in accordance with Management Plan • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ not in accordance with the Management Plan • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Substation⁽⁸⁰⁾ • Telecommunications facility⁽⁸¹⁾ • Theatre • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Utility installation⁽⁸⁶⁾
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<ul style="list-style-type: none"> • Extractive industry⁽²⁷⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ 	<ul style="list-style-type: none"> • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ not in accordance with the Management Plan • Winery⁽⁹⁰⁾
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h. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.

8. The purpose of the **Hamlet precinct** is to recognise existing, isolated small lot residential development at Mt Mee, Mt Glorious and Mt Nebo.

9. The purpose of the **Hamlet precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence :

- Residential development is low density and in the form of low rise, single detached dwellings on large residential lots. Dual occupancy⁽²¹⁾ and other forms of multi-unit development do not establish.
- No further urban expansion due to the separation and isolation from existing population centres resulting in the inefficient demand for additional facilities and services, presence of significant physical constraints (e.g flooding, bushfire etc) and servicing constraints.
- Limited rural uses establish to protect existing sensitive land uses.
- Development in the Hamlet precinct includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Community residence⁽¹⁶⁾ • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Emergency services⁽²⁵⁾ • Environmental facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Park⁽⁵⁷⁾ 	<ul style="list-style-type: none"> • Roadside stall⁽⁶⁸⁾ • Sales office⁽⁷²⁾ • Telecommunication facility⁽⁸¹⁾
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e. Development in the Hamlet precinct does not include one or more of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Caretaker's accommodation⁽¹⁰⁾ 	<ul style="list-style-type: none"> • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Parking station⁽⁵⁸⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾
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<ul style="list-style-type: none"> • Car wash⁽¹¹⁾ • Child care centre • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Intensive horticulture⁽⁴⁰⁾ • Low impact industry⁽⁴²⁾ • Major sports, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ 	<ul style="list-style-type: none"> • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Warehouse⁽⁸⁸⁾
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Note - A dwelling provided for a caretaker of a non-residential use in the Rural zone is defined as Rural workers' accommodation⁽⁷¹⁾.

- f. Development not included in the tables above will be considered on its merits and where it reflects and supports the outcomes of the precinct.
10. The purpose of the **Woodfordia and abbey surrounds precinct** is to support uses that have a nexus with, and are ancillary to, festivals and events occurring on land in close proximity to the Community facilities zone.
11. The purpose of the **Woodfordia and abbey surrounds precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence:
- a. Activities having a nexus with, and ancillary to, festivals and events occurring in conjunction with Woodfordia and the Abbey sites are supported where:
 - i. activities do not compete with similar uses in Woodford township;
 - ii. activities do not detract from the primary role of the Woodfordia site or the Abbey site;
 - iii. activities are limited in size and scale and do not have adverse impacts on the rural character and amenity, including noise, traffic, waste disposal impacts.
 - b. Outside the times of festivals and events occurring in conjunction with Woodfordia and the Abbey sites, land resumes a rural purpose or small scale tourism activities comprising eco-based tourism, agricultural based education and recreation activities.
 - c. The built form associated with development does not adversely impact on the natural values and low-set built form, low density, open area character of the Rural zone.
 - d. Development does not degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality.

- e. Development avoids establishing in areas subject to constraint or hazard.
- f. Development in the Woodfordia and abbey surrounds precinct includes the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ (excluding catteries and kennels) • Aquaculture⁽⁶⁾ (if water area associated with ponds and dams are more than 200m² or housed tanks less than 50m²) • Community residence⁽¹⁶⁾ • Cropping⁽¹⁹⁾ (where not forestry for wood production) • Cropping⁽¹⁹⁾ (where forestry for wood production) • Dwelling house⁽²²⁾ 	<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ (where for agricultural education, agricultural training facilities) • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ • Nature-based tourism⁽⁵⁰⁾ • Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) 	<ul style="list-style-type: none"> • Non-resident workforce accommodation⁽⁵²⁾ • Park⁽⁵⁷⁾ • Permanent plantation⁽⁵⁹⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Short-term accommodation⁽⁷⁷⁾ • Telecommunications facility⁽⁸¹⁾ • Transport depot⁽⁸⁵⁾ (where on lots 16 ha or more) • Veterinary services⁽⁸⁷⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- g. Development in the Woodfordia and abbey surrounds precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Child care centre⁽¹³⁾ • Community care centre⁽¹⁵⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ 	<ul style="list-style-type: none"> • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Low impact industry⁽⁴²⁾ • Major sports, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ 	<ul style="list-style-type: none"> • Outdoor sales⁽⁵⁴⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾
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<ul style="list-style-type: none"> • Dwelling unit⁽²³⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ 	<ul style="list-style-type: none"> • Multiple dwelling⁽⁴⁹⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ 	<ul style="list-style-type: none"> • Theatre⁽⁸²⁾ • Warehouse⁽⁸⁸⁾
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h. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.

12. The purpose of the **Rural living investigation precinct** is investigate the suitability of land for future rural living purposes.

13. The purpose of the **Rural living investigation precinct** will be achieved through the following additional overall outcomes. Please note that the general Rural zone overall outcomes also apply to this precinct. Where there is a conflict, the precinct specific overall outcome takes precedence.

a. Appropriate interim uses occur pending completion of the investigation for this area.

b. Development in the Rural living investigation precinct includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ (excluding catteries and kennels) • Aquaculture⁽⁶⁾ (if water area associated with ponds and dams are less than 200m² or housed tanks less than 50m²) • Community residence⁽¹⁶⁾ • Cropping⁽¹⁹⁾, where not forestry for wood production • Cropping⁽¹⁹⁾, where forestry for wood production 	<ul style="list-style-type: none"> • Dwelling house⁽²²⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ • Home based business⁽³⁵⁾ • Intensive horticulture⁽⁴⁰⁾ • Outdoor sports and recreation⁽⁵⁵⁾ (if located on Council owned or controlled land and in accordance with a Council approved Master Plan) 	<ul style="list-style-type: none"> • Non-resident workforce accommodation⁽⁵²⁾ • Park⁽⁵⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Telecommunication facility⁽⁸¹⁾ • Veterinary services⁽⁸⁷⁾ • Wholesale nursery • Winery⁽⁹⁰⁾
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c. Development in the Rural living investigation precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Caretaker's accommodation⁽¹⁰⁾ 	<ul style="list-style-type: none"> • High impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾
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<ul style="list-style-type: none"> • Car wash⁽¹¹⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling unit⁽²³⁾ • Educational establishment⁽²⁴⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Funeral parlour⁽³⁰⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ 	<ul style="list-style-type: none"> • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sports, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Rooming accommodation⁽⁶⁹⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Warehouse⁽⁸⁸⁾
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- d. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the precinct and zone.

6.2.10.3 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable acceptable outcomes set out in Part A, Table 6.2.10.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part A, Table 6.2.10.1, assessment is against the corresponding performance outcomes (PO) identified in the table below. This only occurs wherever a SAO is not met, and is therefore limited to the subject matter of the SAO's that are not complied with. To remove any doubt, for those SAO's that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO1	PO2
SAO2	PO3
SAO3	PO4
SAO4	PO5
SAO5	PO5
SAO6	PO7
SAO7	PO8
SAO8	PO9

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Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO9	PO10
SAO10	PO13-PO16
SAO11	PO13-PO16
SAO12	PO17
SAO13	PO18 - PO21, PO23
SAO14	PO21
SAO15	PO22
SAO16	PO26
SAO17	PO26
SAO18	PO28-PO30
SAO19	PO31
SAO20	PO32
SAO21	PO34
SAO22	PO36
SAO23	PO37
SAO24	PO34
SAO25	PO38, PO41, PO42
SAO26	PO38
SAO27	PO40
SAO28	PO45
SAO29	PO46
SAO30	PO46
SAO31	PO47
SAO32	PO47
SAO33	PO48
SAO34	PO48
SAO35	PO49
SAO36	PO50
SAO37	PO51
SAO38	PO51
SAO39	PO54
SAO40	PO54
SAO41	PO54
SAO42	PO55

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO43	PO54
SAO44	PO56
SAO45	PO56
SAO46	PO56
SAO47	PO56
SAO48	PO57
SAO49	PO57
SAO50	PO58
SAO51	PO64
SAO52	PO64
SAO53	PO65
SAO54	PO65
SAO55	PO65
SAO56	PO65
SAO57	PO65
SAO58	PO67
SAO59	PO68
SAO60	PO68
SAO61	PO68
SAO62	PO69
SAO63	PO69
SAO64	PO70
SAO65	PO70
SAO66	PO70
SAO67	PO70
SAO68	PO70
SAO69	PO71
SAO70	PO74
SAO71	PO75
SAO72	PO73, PO76
SAO73	PO76
SAO74	PO76
SAO75	PO76
SAO76	PO78

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Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO77	PO80
SAO78	PO80
SAO79	PO81
SAO80	PO82
SAO81	PO83
SAO82	PO85
SAO83	PO85
SAO84	PO94
SAO85	PO95
SAO86	PO95
SAO87	PO96
SAO88	PO97
SAO89	PO98
SAO90	PO99-PO110
SAO91	PO99-PO110
SAO92	PO111
SAO93	PO112
SAO94	PO113
SAO95	PO114
SAO96	PO115
SAO97	PO116
SAO98	PO116
SAO99	PO117-PO118
SAO100	PO117
SAO101	PO120
SAO102	PO120
SAO103	PO120
SAO104	PO121
SAO105	PO122
SAO106	PO123
SAO107	PO124
SAO108	PO125
SAO109	PO125
SAO110	PO128

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO111	PO126
SAO112	PO126
SAO113	PO126
SAO114	PO126
SAO115	PO127
SAO116	PO127
SAO117	PO130-PO131
SAO118	PO130-PO131
SAO119	PO132
SAO120	PO134-PO136, PO139-PO140
SAO121	PO134-PO136, PO139-PO140
SAO122	PO134-PO136
SAO123	PO137
SAO124	PO141
SAO125	PO142
SAO126	PO143
SAO127	PO144
SAO128	PO145
SAO129	PO145

Where development is code assessable development in the Table of Assessment, and located in a precinct, the assessment criteria for that development are set out in Part B, Table 6.2.10.2.

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

Part A - Criteria for self-assessable development - Rural zone

Table 6.2.10.1 Self-assessable development - Rural zone

Self-assessable acceptable outcomes	
General criteria	
Development footprint	
SAO1	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.
Building height	
SAO2	Building height and all structures do not exceed the height identified on Overlay map - Building heights; except in the Hamlet precinct, where outbuildings, free standing car ports or garages do not exceed 3.5m. Note - This provision does not apply to telecommunication facilities.

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Building on sloping land	
SAO3	<p>Building and site design on slopes between 10% and 15% :</p> <ol style="list-style-type: none"> use split-level, multiple-slab, pier or pole construction; avoid single-plane slabs and benching; and ensure the height of any cut or fill, whether retained or not, does not exceed 900mm. <p>Note - This provision does not apply to outbuildings or any building work.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
Setbacks	
SAO4	<p>Unless specified elsewhere in the zone code and where not located in a bushfire prone area, the minimum setbacks from a lot boundary are as follows:</p> <ol style="list-style-type: none"> road boundary - 6m side boundary - 4.5m rear boundary - 4.5m. <p>Note - Where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints criteria Bushfire hazard.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
SAO5	<p>For lots located in the Hamlet precinct, the minimum setback from a boundary are as follows:</p> <ol style="list-style-type: none"> road boundary - 6m side boundary - 1.5m for lots having 1000m² or less; 3m for lots greater than 1000m² rear boundary - 4m.
Lighting	
SAO6	<p>Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day</p>
Waste treatment	
SAO7	<p>All concentrated animal use areas (e.g. sheds, pens, holding yards, stables) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.</p>
Rural uses setbacks	

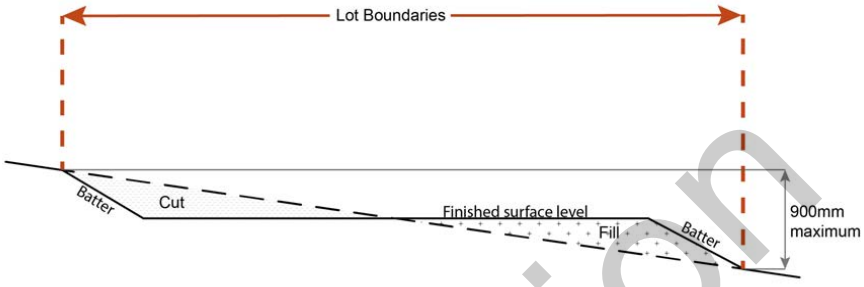
SAO8	<p>The following uses, associated buildings and structures are setback from all lot boundaries as follows:</p> <ul style="list-style-type: none"> a. Animal husbandry⁽⁴⁾ (buildings only) – 10m b. Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m c. Aquaculture⁽⁶⁾ involving ponds or water behind dams – 100m d. Aquaculture⁽⁶⁾ involving the housing within an enclosed building of tanks and associated equipment - 20m e. Cropping⁽¹⁹⁾ (building only) – 10m f. Intensive horticulture⁽⁴⁰⁾ – 20m g. Nature-based tourism⁽⁵⁰⁾ - 40m h. Non-resident workforce accommodation⁽⁵²⁾ - 40m i. Permanent plantations⁽⁵⁹⁾ – 25m j. Rural Industry⁽⁷⁰⁾ - 20m k. Rural workers' accommodation⁽⁷¹⁾ - 40m l. Short-term accommodation⁽⁷⁷⁾ - 40m m. Tourist park⁽⁸⁴⁾ - 40m n. Transport depot⁽⁸⁵⁾, including all vehicle parking, storage and driveway areas – 30m o. Wholesale nursery⁽⁸⁹⁾ – 10m p. Winery⁽⁹⁰⁾ (buildings only) - 10m.
Car parking (for other than Non-resident workforce accommodation and Rural workers' accommodation)	
SAO9	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Hazardous Chemicals	
SAO10	All development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Hazardous Chemicals Self-Assessable Thresholds complies with Schedule 9, Table 9.0.3 Hazardous Chemicals Self-Assessable Criteria.
SAO11	Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous Chemicals Assessable Thresholds.
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO12	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;

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	<ul style="list-style-type: none"> 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. <p>Editor's note - A native tree measuring greater than 80cm in diameter when measured at 1.3m from the ground is recognised as a 'habitat tree'. For further information on habitat trees, refer to Planning scheme policy – Environmental areas and corridors. Information detailing how this measurement is undertaken is provided in Australian Standard AS 4970 2009 Protection of Trees on Development Sites - Appendix A.</p>
Works criteria	
Utilities	
SAO13	<p>Where available, the development is connected to:</p> <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. constructed and dedicated road.
SAO14	<p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p> <p>Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
SAO15	<p>Where not in an existing connections area or future connections area as detailed in the Unitywater Connections Policy (Water), development is provided with an adequate water supply of 45,000 litres by way of on-site storage.</p>
Access	
SAO16	<p>Any new or changes to existing site access and driveways are designed and located in accordance with:</p> <ul style="list-style-type: none"> 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.

SAO17	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	
SAO18	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.
Site works and construction management	
SAO19	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO20	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.
SAO21	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.
SAO22	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.
SAO23	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
SAO24	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	
SAO25	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
SAO26	The total of all cut and fill on-site does not exceed 900mm in height.

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	<p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
<p>SAO27</p>	<p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; 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. <p>Note - Public sector entity is defined in the Sustainable Planning Act 2009.</p>
Use specific criteria	
Dwelling house ⁽²²⁾	
<p>SAO28</p>	<p>Residential density does not exceed one dwelling house⁽²²⁾ per lot.</p>
<p>SAO29</p>	<p>The minimum setbacks from a lot boundary are as follows:</p> <ol style="list-style-type: none"> road boundary - 6m side boundary - 4.5m rear boundary - 4.5m. <p>Note - Where located in a bushfire hazard area (see Overlay map - Bushfire hazard) a greater setback may be required. See values and constraints criteria Bushfire hazard.</p> <p>Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
<p>SAO30</p>	<p>Where located in the Hamlet precinct, the minimum setbacks from a lot boundary are as follows:</p> <ol style="list-style-type: none"> road boundary - 6m side boundary - 1.5m for lots having 1000m² or less - 3m for lots greater than 1000m²

	<p>c. rear boundary - 4m.</p> <p>Note -This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
SAO31	Building height for a dwelling house ⁽²²⁾ does not exceed the maximum height identified on Overlay map - Building heights.
SAO32	Where located in the Hamlet precinct, building height does not exceed: <ul style="list-style-type: none"> a. that on Overlay map - Building heights; or b. 3.5m for outbuildings, free standing car ports or garages.
SAO33	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house⁽²²⁾ or outbuilding on the land:-</p> <ul style="list-style-type: none"> a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
SAO34	<p>Waste/effluent disposal systems are located at least:-</p> <ul style="list-style-type: none"> a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP 111653 or Lot RP 8 111268; and b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
SAO35	Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within that development footprint.
SAO36	<p>Building and site design on slopes between 10% and 15% must:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.

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	<p>Note - This provision does not apply to outbuildings or any building work.</p> <p>Note - This provision does not apply where a development footprint exists for a lot.</p>
Dwelling house⁽²²⁾ - secondary dwelling	
SAO37	<p>The maximum GFA for a secondary dwelling is as follows:</p> <ol style="list-style-type: none"> a. in the Rural zone - 100m²; b. in the Hamlet precinct - 45m² for a lot with a primary frontage less than 15m; c. In the Hamlet precinct - 55m² for a lot with a primary frontage of 15m or more; d. in the Agriculture precinct - 100m² e. in the Rural living investigation precinct - 100m². <p>Note - In the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct, no secondary dwellings are permitted as part of the Land Management Plan.</p>
SAO38	The secondary dwelling obtains access from the existing driveway giving access to the dwelling house ⁽²²⁾ .
Home based business⁽³⁵⁾	
SAO39	Home based business ⁽³⁵⁾ (s) are fully contained within a dwelling or on-site structure, except for a home based child care facility.
SAO40	The maximum total use area is 100m ² , except where in the Hamlet precinct, the maximum total use area is 40m ² .
SAO41	<p>Up to 2 additional non-resident, either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.</p> <p>Note - This provision does not apply to Bed and Breakfast or farmstay business.</p>
SAO42	<p>Hours of operation are restricted to 8.00am to 6.00pm Monday to Saturdays and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for:</p> <ol style="list-style-type: none"> a. bed and breakfast or farm stay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
SAO43	<p>The maximum number of heavy vehicles, trailer and motor vehicles stored on-site is as follows:</p> <ol style="list-style-type: none"> a. 1 heavy vehicle; b. 1 trailer; c. Up to 3 motor vehicles.

	<p>EXCEPT</p> <p>In the Hamlet precinct, no heavy vehicles, trailers and motor vehicles are stored or parked on-site. Only 1 small rigid vehicle (SRV) is permitted to be parked or stored on-site.</p> <p>Note - The car parking provision associated with the dwelling house⁽²²⁾ is in addition to this requirement.</p> <p>Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house⁽²²⁾.</p>
SAO44	<p>The home based business does not involve vehicle servicing or major repairs, including spray painting or panel beating.</p> <p>Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing of tyres, engine fluids, filters and parts such as batteries and plugs.</p>
SAO45	<p>The home based business⁽³⁵⁾ does not generate noise that is audible from the boundary of the lot.</p> <p>Note - Guidance as acceptable noise is provided in the standards listed in the Environmental Protection (Noise) Policy 2008.</p> <p>Note - This provision does not apply to the use of heavy vehicle or motor vehicles.</p>
SAO46	<p>Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p> <p>Note - Nuisance is defined in the Environmental Protection Act 1994</p>
SAO47	<p>The home based business⁽³⁵⁾ does not involve an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i>.</p>
SAO48	<p>Only goods grown, produced or manufactured on-site are sold from the site.</p>
SAO49	<p>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.</p>
SAO50	<p>For bed and breakfast and farmstays:</p> <ol style="list-style-type: none"> overnight accommodation is provided in the dwelling house⁽²²⁾ of the accommodation operator; maximum 4 bedrooms are provided for a maximum of 10 guests; meals are served to paying guests only; rooms do not contain food preparation facilities.
Nature-based tourism⁽⁵⁰⁾	
SAO51	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Nature-based tourism⁽⁵⁰⁾ on the land:-</p> <ol style="list-style-type: none"> RL 39.63m AHD being the full supply level to Lake Samsonvale; and RL 21m AHD being the full supply level to Lake Kurwongbah.

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	<p>OR</p> <p>No part of any Nature-based tourism⁽⁵⁰⁾ on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
SAO52	<p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 ; and 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
Non-residential workforce accommodation⁽⁵²⁾	
SAO53	No more than 1 Non-residential workforce accommodation ⁽⁵²⁾ use per site.
SAO54	Non-residential workforce accommodation ⁽⁵²⁾ is contained within 1 structure.
SAO55	Non-residential workforce accommodation ⁽⁵²⁾ obtains access from the existing driveway giving access to the Dwelling house.
SAO56	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any Non-resident workforce accommodation⁽⁵²⁾ on the land:-</p> <ol style="list-style-type: none"> RL 39.63m AHD being the full supply level to Lake Samsonvale; and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any Non-resident workforce accommodation⁽⁵²⁾ on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
SAO57	<p>Waste/effluent disposal systems are located at least:-</p> <ol style="list-style-type: none"> 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268; and 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah. <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>

Permanent plantation ⁽⁵⁹⁾	
SAO58	Planting only comprises native species naturally occurring in the area.
Roadside stall ⁽⁶⁸⁾	
Note - These provisions do not apply to a home based business ⁽³⁵⁾	
SAO59	No more than one roadside stall per property.
SAO60	Goods offered for sale are only goods grown, produced or manufactured on the site.
SAO61	The maximum area associated with a roadside stall ⁽⁶⁸⁾ , including any larger separate items displayed for sale, does not exceed 20m ² .
SAO62	Car parking for 2 vehicles is provided off the road carriage and located on the property.
SAO63	The roadside stall ⁽⁶⁸⁾ is located no closer than 100m from an intersection.
Rural workers' accommodation ⁽⁷¹⁾	
SAO64	No more than 1 rural workers' accommodation ⁽⁷¹⁾ per site.
SAO65	Rural workers' accommodation ⁽⁷¹⁾ is contained within 1 structure.
SAO66	Rural workers' accommodation ⁽⁷¹⁾ obtains access from the existing driveway giving access to the dwelling house ⁽²²⁾ .
SAO67	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and Rural workers' accommodation⁽⁷¹⁾ on the land:-</p> <p>a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and</p> <p>b. RL 21m AHD being the full supply level to Lake Kurwongbah.</p> <p>OR</p> <p>No part of any Rural workers' accommodation⁽⁷¹⁾ on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
SAO68	<p>Waste/effluent disposal systems are located at least:-</p> <p>a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268; and</p> <p>b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.</p> <p>Editor's note - The 400m buffer around Lake Samsonvale and Lake Kurwongbah is shown on Overlay map - Infrastructure buffers</p>
Sales office ⁽⁷²⁾	

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SAO69	A sales office ⁽⁷²⁾ is located on the site for no longer than 2 years.
Telecommunications facility⁽⁸¹⁾	
Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.	
SAO70	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.
SAO71	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.
SAO72	Equipment shelters and associated structures are located: <ul style="list-style-type: none"> a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO73	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO74	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO75	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.</p>
SAO76	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.
Transport depot⁽⁸⁵⁾	
SAO77	Development, including all vehicle parking, drive way areas and storage areas, is set back 30m from all property boundaries.
SAO78	The maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows: <ul style="list-style-type: none"> a. 4 heavy vehicles b. 4 trailers c. Up to 6 motor vehicles. <p>Note - The number of motor vehicles stated is in addition to motor vehicles associated with a dwelling house⁽²²⁾</p>

SAO79	No vehicle servicing or major repairs, including spray painting or panel beating is undertaken on the site. Note - Vehicle servicing excludes general maintenance of a vehicle such as, but not limited to, changing of tyres, engine fluids, filters, and parts such as batteries and plugs.
SAO80	a. Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), non-transparent fence(s) or a combination to at least 1.8m in height along the length of those areas. b. Planting for screening is to have a minimum depth of 3m.
SAO81	Development has direct vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy).
Winery⁽⁹⁰⁾	
SAO82	The maximum use area including all buildings, structures, driveways and parking areas is 1500m ² .
SAO83	The winery ⁽⁹⁰⁾ is accessed from a road classified as a State Arterial, Arterial or Sub-Arterial (refer Overlay map - Road hierarchy).

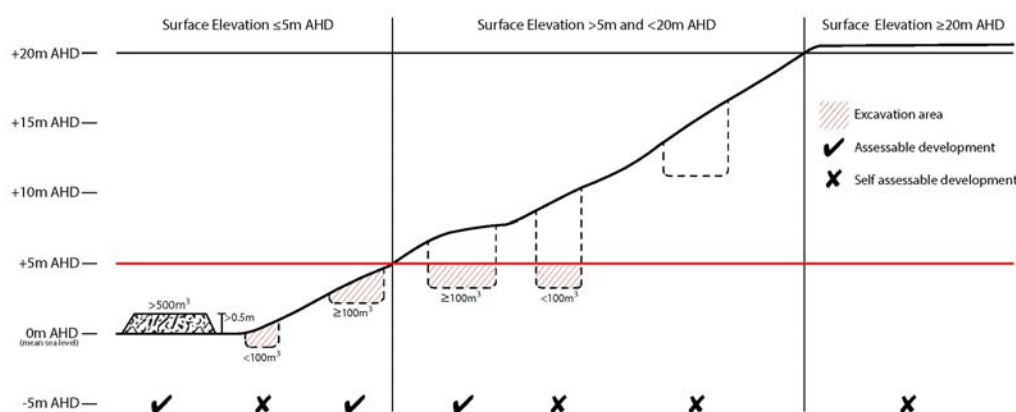
Values and constraints criteria

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

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

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

SAO84	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.
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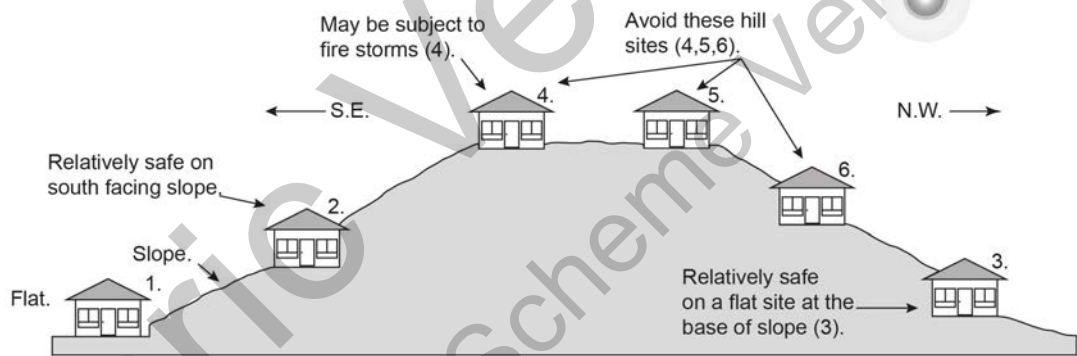
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)

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

SAO85

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

House Sites Numbered in Order of Degree of Fire Safety



(1 being the safest, 6 being the most hazardous.)

From Bushfire Prone Areas: Siting and Design of Residential Buildings (1997), Queensland Department of Local Government and Planning, and Queensland Fire & Rescue Service.

SAO86

- Buildings and structures have contained within the site:
- a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;
 - b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;
 - c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;
 - d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and
 - e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:
 - i. to, and around, each building and other roofed structure; and
 - ii. to each fire fighting water supply extraction point.

	Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959.
SAO87	<p>The length of driveway:</p> <ol style="list-style-type: none"> to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; has a maximum gradient no greater than 12.5%; have a minimum width of 3.5m; accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
SAO88	<ol style="list-style-type: none"> A reticulated water supply is provided by a distributor retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ol style="list-style-type: none"> a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
SAO89	Development does not involve the manufacture or storage of hazardous chemicals.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The following are exempt from the native clearing provisions of this planning scheme:</p> <ol style="list-style-type: none"> Clearing of native vegetation located within an approved development footprint; 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; Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 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; Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; Grazing of native pasture by stock; Native forest practice where exempt under Part 1, 1.7.7 Exempt development. 	

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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.

<p>SAO90</p>	<p>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 1500m².</p> <p>Note - *All associated facilities includes: on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</p> <p>Editor's note - See in heading above for other uses exempt from native vegetation clearing requirements.</p> <p>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:</p> <ol style="list-style-type: none"> i. co-locating all associated activities, infrastructure and access strips; ii. be the least valued area of koala habitat on the site; iii. minimise the footprint of the development envelope area; iv. minimise edge effects to areas external to the development envelope; v. location and design consideration to ensure koala safety and movement in accordance with the Koala-sensitive Design Guideline and Planning scheme policy – Environmental areas; vi. sufficient area between the development and koala habitat trees to achieve their long-term viability. <p>Editor's note - Where 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.</p>
<p>SAO91</p>	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;

	<ul style="list-style-type: none"> 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)	
SAO92	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
SAO93	<p>Development within the separation area does not include the following uses:</p> <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
SAO94	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
SAO95	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)	
SAO96	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾;

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	<ul style="list-style-type: none"> o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
SAO97	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
SAO98	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
SAO99	<p>Development is for the preservation, maintenance, repair and restoration of the site, object or building.</p> <p>This does not apply to Listed item 99, in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p> <p>Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions</p>
SAO100	<p>A cultural heritage conservation management plan is prepared in accordance with Planning scheme policy – Heritage and landscape character and submitted to Council prior to the commencement of any preservation, maintenance, repair and restoration works. Any preservation, maintenance, repair and restoration works are in accordance with the Council approved cultural heritage conservation management plan.</p> <p>This does not apply to Listed item 99 in Schedule 1 - List of sites, objects and buildings of significant historical and cultural value of Planning scheme policy - Heritage and landscape character.</p>
SAO101	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.
SAO102	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ul style="list-style-type: none"> 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.
SAO103	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p>	
SAO104	<p>Development does not:</p> <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm;

	<ul style="list-style-type: none"> c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
SAO105	<p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
SAO106	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
SAO107	<p>Development does not include the following uses within a Wastewater treatment site buffer:</p> <ul style="list-style-type: none"> 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⁾.
SAO108	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
SAO109	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
SAO110	<p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
SAO111	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
SAO112	<p>On-site sewerage facilities in a Water supply buffer for a dwelling house⁽²²⁾ include:</p> <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area;

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	<ul style="list-style-type: none"> c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
SAO113	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
SAO114	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
SAO115	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
SAO116	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
SAO117	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.
SAO118	<p>All habitable rooms located within an Electricity supply substation buffer are:</p> <ul style="list-style-type: none"> 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.
SAO119	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)	
SAO120	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.
SAO121	<p>Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood flows to other premises.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>
SAO122	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO123	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.
SAO124	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.

SAO125

No development is to occur within:

- a. 50m from top of bank for W1 waterway and drainage line
- b. 30m from top of bank for W2 waterway and drainage line
- c. 20m from top of bank for W3 waterway and drainage line
- d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.

Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

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

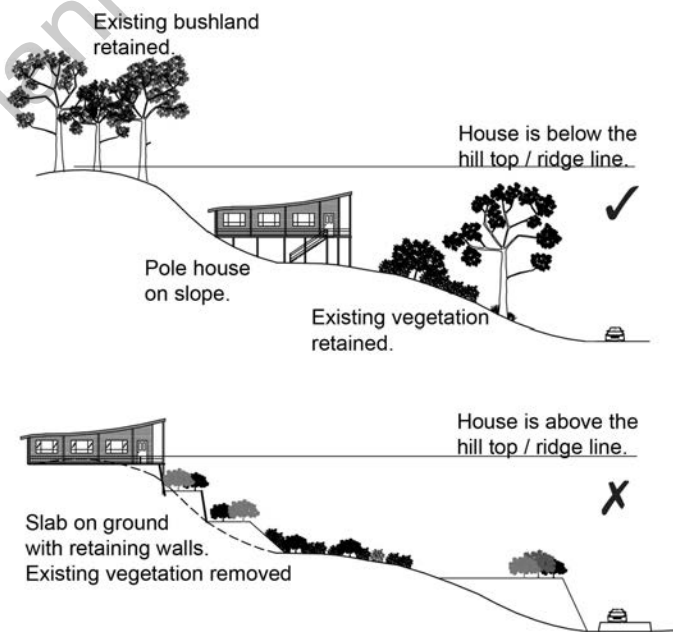
Note - The minimum setback distance applies to the each side of waterway.

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

SAO126

Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:

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

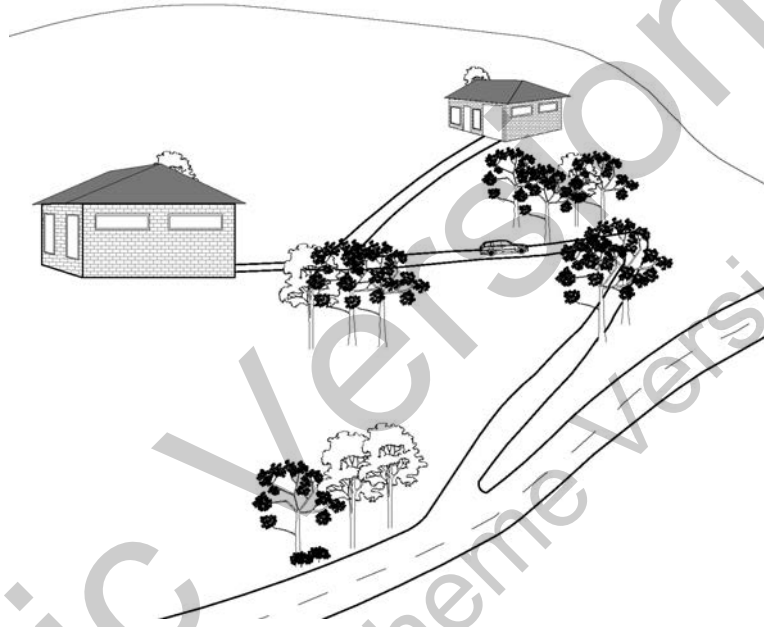


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SAO127

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

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



SAO128

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

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

	Note - In the Rural Zone, netting, shade cloth and similar coverings associated with agricultural operations are exempt.
SAO129	Where located in the Regionally significant (Hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)	
Note - Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code .	

Part B - Criteria for assessable development - Rural zone**Table 6.2.10.2 Assessable development - Rural zone**

Performance outcomes	Acceptable outcomes
General criteria	
General performance outcome for all development	
<p>PO1</p> <p>Development:</p> <ul style="list-style-type: none"> a. adds value to an existing rural activity, the natural environment, or a tourism attraction; b. does not prejudice the ongoing operation of an existing or approved rural activity; c. is adequately serviced with necessary infrastructure to meet on-site needs and requirements; d. ensures adequate on-site stormwater and waste disposal is provided to avoid adverse impacts on water quality; e. is a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the Rural zone; f. is designed, located and operated in a manner that avoids nuisance impacts on sensitive land uses; g. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; h. avoids being obtrusive or visually dominant by achieving low-set built form; i. uses natural and non-reflective materials and colours consistent with existing and surrounding rural buildings and rural environment, except 	No acceptable outcome provided.

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<p>where materials such as netting, shade cloth and similar coverings are necessary for agricultural operations;</p> <p>j. is not subject to a development constraint such as, but not limited to, flood, steep slope, waterway setback and significant vegetation; and</p> <p>k. does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values.</p>	
<p>Development footprint</p>	
<p>PO2</p> <p>All buildings, structures, associated facilities and infrastructure are contained within an approved development footprint. Development outside of an approved development footprint must:</p> <p>a. not be subject to a development constraint such as, but not limited to, flood, steep slope, waterway setbacks and significant vegetation;</p> <p>b. development does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values.</p>	<p>AO2</p> <p>Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.</p>
<p>Building height</p>	
<p>PO3</p> <p>Height of buildings and structures:</p> <p>a. is consistent with the existing low rise, open area and low density character and amenity of the Rural zone and its precincts;</p> <p>b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises;</p> <p>c. for buildings in the Hamlet precinct, the height of buildings reflect the individual character of the area;</p> <p>d. does not adversely affect the operation of aviation facility at Mt Glorious by adopting design or on-site management measures that:</p> <p>i. ensures a physical line-of-sight between transmitting or receiving devices.</p> <p>ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility.</p>	<p>AO3</p> <p>Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights; except in the Hamlet precinct, where outbuildings, free standing car ports or garages do not exceed 3.5m.</p>

Building on sloping land	
<p>PO4</p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ol style="list-style-type: none"> a. minimising overuse of cut and fill to avoid single-plane slabs and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any visual impact on the landscape character of the Rural zone; and d. protecting the amenity of adjoining properties. 	<p>A04</p> <p>Building and site design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; and b. avoid single-plane slabs and benching c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.
Setbacks	
<p>PO5</p> <p>Setbacks are:</p> <ol style="list-style-type: none"> a. sufficient to minimise overlooking and maintain privacy of adjoining properties; and b. sufficient to ensure development is not visually dominant or overbearing on adjoining properties. 	<p>A05.1</p> <p>Unless specified elsewhere in the zone code, the minimum setback from a boundary is as follows:</p> <ol style="list-style-type: none"> a. road boundary – 6m b. side boundary – 4.5m c. rear boundary – 4.5m.
	<p>A05.2</p> <p>For lots located in the Hamlet precinct, the minimum setback from a boundary is as follows:</p> <ol style="list-style-type: none"> a. road boundary - 6m b. side boundary - 1.5m for lots having 1000m² or less; 3m for lots greater than 1000m² c. rear boundary - 4m.
<p>PO6</p> <p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, dwelling houses⁽²²⁾, outbuildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p>A06.1</p> <p>For sites within the catchment of Lake Samsonvale or Lake Kurwongbah a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house⁽²²⁾ or outbuilding on the land:-</p> <ol style="list-style-type: none"> a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p>

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	<p>No part of any dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p>
	<p>AO6.2</p> <p>Waste/effluent disposal systems are located at least:</p> <ol style="list-style-type: none"> a. 80m from the full supply level of RL 21m AHD to Lake Kurwongbah on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268; and b. 400m from RL 39.63m AHD being the full supply level to Lake Samsonvale and RL 21m AHD being the full supply level to Lake Kurwongbah.
<p>Amenity</p>	
<p>PO7</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisance.</p>	<p>No acceptable outcome provided.</p>
<p>Waste treatment</p>	
<p>PO8</p> <p>Stormwater generated on-site is treated and disposed of in an acceptable manner to mitigate any impacts on soil, surface water or ground water quality. Development resulting in the degradation of soil, surface water or ground water quality is avoided.</p>	<p>AO8</p> <p>All concentrated animal use areas (e.g. sheds, pens, holding yards, stables, kennels and other animal enclosures) are provided with site drainage to ensure all run-off is directed to suitable detention basins, filtration or other treatment areas.</p>
<p>Rural uses setbacks</p>	
<p>PO9</p> <p>Development ensures:</p> <ol style="list-style-type: none"> a. sufficient separation from existing sensitive land uses to avoid adverse impacts from chemical spray, fumes, odour and dust; b. environmental nuisance or annoyance resulting from-but not limited to-noise, storage of materials and waste does not adversely impact on sensitive land uses; and c. buildings and other structures are consistent with the open area, low density, low built form character and amenity associated with the rural environment. 	<p>AO9</p> <p>The following uses and associated buildings are setback from all property boundaries as follows:</p> <ol style="list-style-type: none"> a. Animal husbandry (buildings only) – 10m b. Animal keeping⁽⁵⁾, excluding catteries and kennels - 20m c. Aquaculture⁽⁶⁾ involving ponds or water behind dams – 100m d. Aquaculture⁽⁶⁾ involving the housing of tanks and associated equipment - 20m e. Cropping⁽¹⁹⁾ (building only) – 10m f. Intensive horticulture⁽⁴⁰⁾ – 20m

	<p>g. Nature-based tourism⁽⁵⁰⁾, Short-term accommodation and Tourist park⁽⁸⁴⁾ - 40m</p> <p>h. Permanent plantations⁽⁵⁹⁾ – 25m</p> <p>i. Rural Industry⁽⁷⁰⁾ - 20m</p> <p>j. Rural workers' accommodation⁽⁷¹⁾ - 40m</p> <p>k. Transport depot⁽⁸⁵⁾, including all vehicle parking, storage and driveway areas – 30m</p> <p>l. Wholesale nursery⁽⁸⁹⁾ – 10m</p> <p>m. Winery⁽⁹⁰⁾ (buildings only) - 10m.</p>
Car parking	
<p>PO10</p> <p>On-site car parking associated with an activity provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO10</p> <p>On-site car parking is provided in accordance Schedule 7 - Car parking.</p>
Noise	
<p>PO11</p> <p>Noise generating uses do not adversely affect existing noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No acceptable outcome provided.</p>
<p>PO12</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <p>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active</p>	<p>AO12.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO12.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p>

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<p>transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintaining the amenity of the streetscape.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>a. are not visible from an adjoining road or public area unless:</p> <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Hazardous Chemicals</p> <p>Note - To assist in demonstrating compliance with the following performance outcomes, a Hazard Assessment Report may be required to be prepared and submitted by a suitably qualified person in accordance with 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p> <p>Terms used in this section are defined in State 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO13</p> <p>Off sites risks from foreseeable hazard scenarios involving hazardous chemicals are commensurate with the sensitivity of the surrounding land use zones.</p>	<p>AO13.1</p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of land zoned for vulnerable or sensitive land uses as described below:</p> <p>Dangerous Dose</p> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. <p>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.</p>

	<p>AO13.2</p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of a commercial or community activity land use zone as described below:</p> <p>Dangerous Dose</p> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m² heat radiation. <p>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 5×10^{-6}/year.</p>
	<p>AO13.3</p> <p>Off site impacts or risks from any foreseeable hazard scenario does not exceed the dangerous dose at the boundary of an industrial land use zone as described below:</p> <p>Dangerous Dose</p> <ul style="list-style-type: none"> a. For any hazard scenario involving the release of gases or vapours: <ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria 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 50×10^{-6}/year.</p>
PO14	AO14

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<p>Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p>Buildings and package stores containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.</p>
<p>PO15</p> <p>Common storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) that are adequate to contain releases, including fire fighting media.</p>	<p>AO15</p> <p>Storage areas containing packages of flammable and toxic hazardous chemicals are designed with spill containment system(s) capable of containing a minimum of the total aggregate capacity of all packages plus the maximum operating capacity of any fire protection system for the storage area(s) over a minimum of 60 minutes.</p>
<p>PO16</p> <p>Storage and handling areas, including manufacturing areas, containing hazardous chemicals in quantities greater than 2,500L or kg within a Local Government "flood hazard area" are located and designed in a manner to minimise the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.</p>	<p>AO16.1</p> <p>The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively:</p> <ol style="list-style-type: none"> 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. <p>AO16.2</p> <p>The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.</p>
<p>Clearing of habitat trees where not located within the Environmental areas overlay map</p>	
<p>PO17</p> <ol style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner 	<p>No acceptable outcome provided</p>

<p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	
Works criteria	
Utilities	
<p>PO18</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>No acceptable outcome provided.</p>
<p>PO19</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided.</p>
<p>PO20</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided.</p>
<p>PO21</p> <p>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.</p>	<p>AO21.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>
	<p>AO21.2</p> <p>Where not in a sewered area, the development is serviced by an appropriate on-site sewerage facility.</p> <p>Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
	<p>AO21.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO22</p> <p>The development is provided with an adequate and sustainable supply of potable (drinking and general use e.g. gardening, washing, fire fighting) water.</p>	<p>AO22.1</p> <p>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.</p>
	<p>AO22.2</p>

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	Where not in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is provided with an adequate water supply of 45,000 litres by way of on-site storage which provides equivalent water quality and reliability to support the use requirements of the development.
<p>PO23</p> <p>The development is provided with constructed and dedicated road access.</p>	No acceptable outcome provided.
Access	
<p>PO24</p> <p>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.</p>	No acceptable outcome provided.
<p>PO25</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> the development of the road network in the area; the function or safety of the road network; the capacity of the road network. <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>AO25.1</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>
	<p>AO25.2</p> <p>The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.</p>
	<p>AO25.3</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO26</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO26.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or 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.
	<p>AO26.2</p> <p>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.</p>

	<p>Note - This includes queue lengths (refer to Schedule 8 Service vehicle requirements), pavement widths and construction.</p>
<p>PO27</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>AO26.3</p> <p>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.</p> <p>No acceptable outcome provided.</p>
Stormwater	
<p>PO28</p>	<p>No acceptable outcome provided.</p>

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<p>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.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p> <p>Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.</p>	
<p>PO29</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO30</p> <p>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.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	<p>No acceptable outcome provided.</p>
<p>Site works and construction management</p>	
<p>PO31</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided.</p>
<p>PO32</p> <p>All works on-site are managed to:</p> <p>a. minimise as far as practicable, impacts on adjoining or adjacent premises and the</p>	<p>AO32.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines,</p>

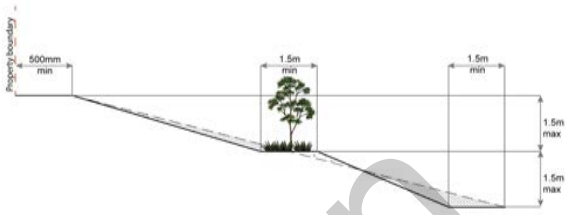
<p>streetscape in regard to erosion and sedimentation, dust, noise, safety and light;</p> <p>b. minimise as far as possible, impacts on the natural environment;</p> <p>c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises;</p> <p>d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <p>a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions;</p> <p>b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion;</p> <p>c. stormwater discharge rates do not exceed pre-existing conditions;</p> <p>d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and</p> <p>e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins.</p>
	<p>AO32.2</p> <p>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.</p> <p>Note - The measures are adjusted on-site to maximise their effectiveness.</p>
	<p>AO32.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>AO32.4</p> <p>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.</p>
<p>PO33</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>AO33</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>
<p>PO34</p> <p>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.</p> <p>Note - Where the amount of imported or exported material is greater than 50m³, a haulage route must be identified and approved by Council.</p>	<p>AO34.1</p> <p>Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe.</p> <p>AO34.2</p>

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	<p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.</p> <p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>
<p>PO35</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>AO34.3</p> <p>Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.</p> <p>AO35</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled with a minimum compacted thickness of fifty (50) millimetres; grassed. <p>Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.</p>
<p>PO36</p> <p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>AO36.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p> <p>AO36.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <ol style="list-style-type: none"> 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 all native vegetation with a diameter below 400mm is to be chipped and stored on-site. <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO37</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications</p>	<p>No acceptable outcome provided.</p>

<p>authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	
Earthworks	
<p>PO38</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <ol style="list-style-type: none"> 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). <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>AO38.1</p> <p>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.</p> <p>AO38.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO38.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO38.4</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p> <p>AO38.5</p> <p>All filling or excavation is contained on-site.</p> <p>AO38.6</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> 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). <p>AO38.7</p> <p>The site is prepared and the fill placed on-site in accordance with AS3798.</p> <p>Note - The fill is to be inspected and tested in accordance with Planning scheme policy - Operational works inspection, maintenance and bonding procedures.</p>
<p>PO39</p>	<p>AO39</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

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<p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p style="text-align: center;">Figure - Embankment</p> 
<p>PO40</p> <p>Filling or excavation is undertaken in a manner that:</p> <ol style="list-style-type: none"> does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land; 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. <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>	<p>AO40.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <hr/> <p>AO40.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <ol style="list-style-type: none"> a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; 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. <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>
<p>PO41</p> <p>Filling or excavation does not result in land instability.</p> <p>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.</p>	<p>No acceptable outcome provided.</p>
<p>PO42</p> <p>Development does not result in</p> <ol style="list-style-type: none"> adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; increased flood inundation outside the site; any reduction in the flood storage capacity in the floodway; and any clearing of native vegetation. <p>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</p>	<p>No acceptable outcome provided.</p>

scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.

Retaining walls and structures

PO43

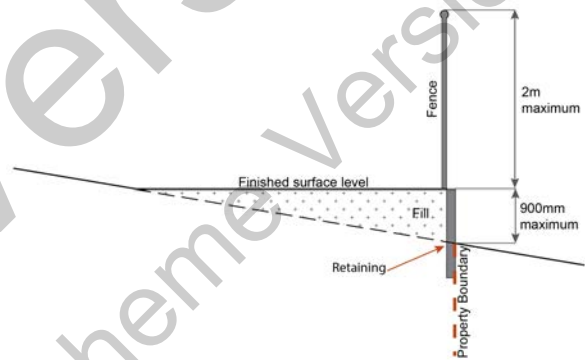
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

AO43

Earth retaining structures:

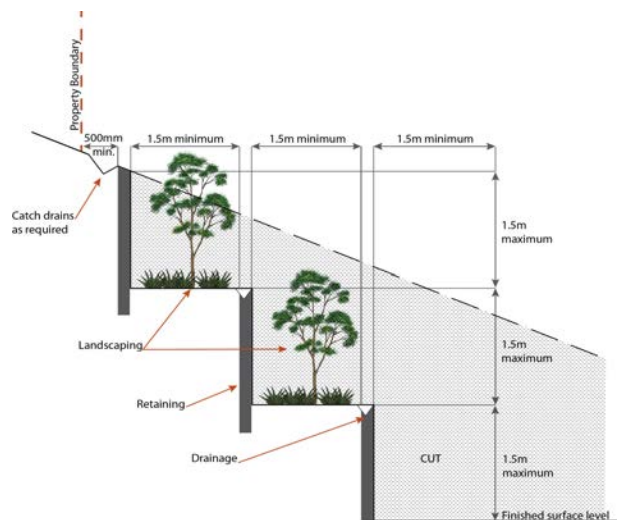
- a. are not constructed of boulder rocks or timber;
- b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;

Figure - Retaining on boundary



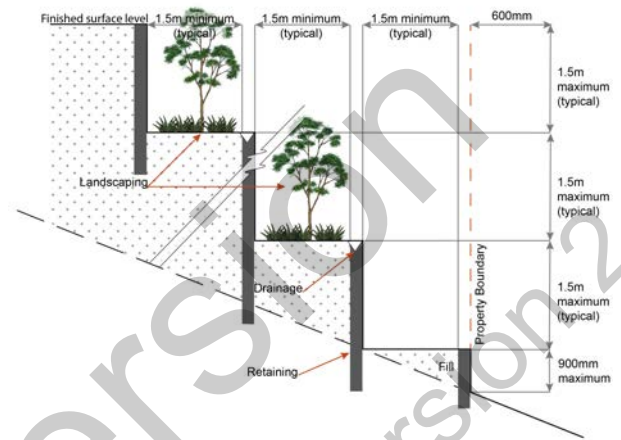
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.

Figure - Cut



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Figure - Fill



Use specific criteria

Animal keeping⁽⁵⁾ for catteries and kennels

PO44

Development for a cattery and kennel ensures that:

- a. it is a size, scale and design not visually dominant, overbearing or inconsistent with detached, low density, low built form character anticipated in the Rural zone;
- b. it is sufficiently landscaped, fenced and screened to reduce the visual appearance of buildings, structures, storage and parking areas;
- c. design, siting and construction prevents animal noise from being clearly audible beyond the development site and does not create a disturbance to residents on adjoining and surrounding properties;
- d. all building, including runs, are located a minimum 400m from all property boundaries;
- e. fencing of sufficient height and depth, being a minimum height of 1.8m and minimum depth of 0.2m, is provided to prevent animals escaping.

No acceptable outcome provided.

Dwelling house⁽²²⁾

PO45

Development does not result in residential density exceeding more than one dwelling house⁽²²⁾ per lot.

AO45

Residential density does not exceed one dwelling house⁽²²⁾ per lot.

<p>PO46</p> <p>Setbacks are:</p> <ol style="list-style-type: none"> a. sufficient to minimise overlooking and maintain privacy of adjoining properties; b. sufficient to ensure development is not visually dominant or overbearing on adjoining properties. 	<p>AO46.1</p> <p>Where not located in a bushfire prone area, the minimum setbacks from a lot boundary are as follows:</p> <ol style="list-style-type: none"> a. road boundary - 6m b. side boundary - 4.5m c. rear boundary - 4.5m. <p>Where located in a bushfire prone area, the minimum setback from all lot boundaries is 20m.</p>
<p>PO47</p> <p>Height of buildings and structures:</p> <ol style="list-style-type: none"> a. is consistent with the existing low rise, open area and low density character and amenity of the Rural zone and its precincts; b. does not unduly impact on access to daylight, sunlight, overshadowing or privacy experienced by adjoining premises; c. for buildings in the Hamlet precinct, the height of buildings reflect the individual character of the area; d. does not adversely affect the operation of aviation facility at Mt Glorious (refer Overlay map - Infrastructure buffers) by adopting design or on-site management measures that: <ol style="list-style-type: none"> i. ensures a physical line-of-sight between transmitting or receiving devices. ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility. 	<p>AO46.2</p> <p>Where located in the Hamlet precinct, the minimum setbacks from a lot boundary are as follows:</p> <ol style="list-style-type: none"> a. Road boundary - 6m b. Side boundary - 1.5m for lots having 1000m² or less; 3m for lots greater than 1000m² c. Rear boundary - 4m. <p>AO47</p> <p>Building height and all structures do not exceed the maximum height identified on Overlay map - Building heights; except in the Hamlet precinct, where outbuildings, free standing car ports or garages do not exceed 3.5m.</p>
<p>PO48</p>	<p>AO48.1</p>

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<p>For those properties within the catchments of Lake Samsonvale or Lake Kurwongbah, dwelling houses⁽²²⁾, outbuildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes.</p>	<p>For Lake Samsonvale or Lake Kurwongbah, a setback of no less than 400m is maintained between the following nominated full supply levels to those lakes and any dwelling house⁽²²⁾ or outbuilding on the land:-</p> <ul style="list-style-type: none"> a. RL 39.63m AHD being the full supply level to Lake Samsonvale; and b. RL 21m AHD being the full supply level to Lake Kurwongbah. <p>OR</p> <p>No part of any dwelling house⁽²²⁾ or outbuilding on Lot 5 RP111651 or Lot 10 RP111653 or Lot 8 RP111268 is any closer than 80m to the full supply level of RL 21m AHD to Lake Kurwongbah.</p>
<p>PO49</p> <p>All buildings, structures, associated facilities and infrastructure are contained within an approved development footprint. Development outside of an approved development footprint must:</p> <ul style="list-style-type: none"> a. not be subject to a development constraint such as, but not limited to, flood, steep slope, waterway setbacks and significant vegetation; b. development does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values. 	<p>AO49</p> <p>Where a development footprint has been identified as part of a development approval for reconfiguring a lot, all development occurs within the development footprint.</p>
<p>PO50</p> <p>Development is designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to avoid single-plane slabs and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; 	<p>AO50</p> <p>Building and site design on slopes between 10% and 15% must:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.

<ul style="list-style-type: none"> c. minimising any impact on the landscape character of the Rural zone; d. protecting the amenity of adjoining properties. 	
Dwelling house⁽²²⁾ - secondary dwelling	
<p>PO51</p> <p>Dwelling house⁽²²⁾ where including a secondary dwelling, the secondary dwelling:</p> <ul style="list-style-type: none"> a. remains subordinate to the principal dwelling; b. a size, scale and design that is not visually dominant, overbearing and inconsistent with the low density, open area character and form anticipated in a Rural zone. 	<p>AO51</p> <p>The secondary dwelling:</p> <ul style="list-style-type: none"> a. The maximum GFA for a second dwelling is as follows: <ul style="list-style-type: none"> i. in the Rural zone - 100m²; ii. in the Hamlet precinct - 45m² for a lot with a primary frontage less than 15m; iii. in the Hamlet precinct - 55m² for a lot with a primary frontage of 15m or more; iv. in the Agriculture precinct - 100m²; v. in the Rural living investigation precinct - 100m². b. obtains access from the existing driveway giving access to the dwelling house⁽²²⁾. <p>Note - In the Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct, no secondary dwellings are permitted as part of the Land Management Plan.</p>
Education establishment for agricultural education or agricultural training facilities	
<p>PO52</p> <p>An education establishment:</p> <ul style="list-style-type: none"> a. is for the purpose of agricultural education or agricultural training training only; b. does not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land. Such issues include, but are not limited to, noise, waste generation and disposal, traffic generation, location of and to sensitive land uses; c. is limited in size and scale and do not have adverse impacts on the low-set built form, low density, open area character and amenity of 	<p>No acceptable outcome provided.</p>

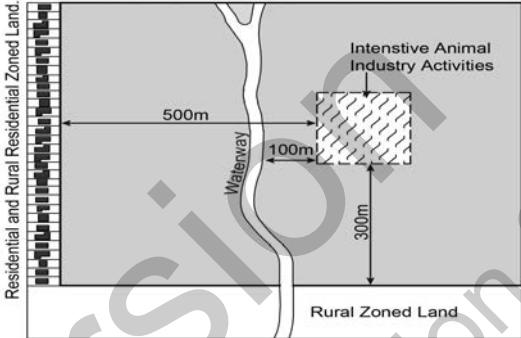
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<p>the Rural zone, including considerations to the impact of noise, traffic, and on-site waste disposal;</p> <p>d. avoids locating in area of high quality cropping⁽¹⁹⁾ land as identified in the Agriculture precinct;</p> <p>e. avoids establishing on land subject to a flooding risk, or where avoidance is not possible, identify measures to be taken mitigate any potential risk to property and life;</p> <p>f. ensures vehicle parking and storage areas are to be screened from public view to minimise adverse visual impacts on rural character;</p> <p>g. does not degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality;</p> <p>h. does not adversely impact on the safe and efficient operation of the external road network.</p>	
Food and drink outlet⁽²⁸⁾	
<p>PO53</p> <p>Food and drink outlets⁽²⁸⁾:</p> <p>a. are of a size, scale and type that is not visually dominant, overbearing or inconsistent with the low density, open area character and built form anticipated in a Rural zone;</p> <p>b. do not comprise a drive-through facility;</p> <p>c. incorporate materials, colours and finishes that allow buildings and structures to be viewed as a consistent and compatible component of the rural landscape.</p>	<p>No acceptable outcome provided.</p>
Home based business⁽³⁵⁾	
<p>PO54</p> <p>Development :</p> <p>a. is subordinate in size and function of the primary use of the dwelling as a permanent residence;</p> <p>b. does not adversely impact upon the low density, low intensity built form and open area character and amenity for the locality;</p>	<p>PO54.1</p> <p>Home based business⁽³⁵⁾(s) are fully contained within a dwelling or on-site structure, except for a home based child care facility.</p> <hr/> <p>PO54.2</p> <p>Except in the Hamlet precinct, the maximum total use area is 100m².</p> <p>In the Hamlet precinct, the maximum total use area is 40m².</p>

<p>c. ensures the nature, scale and intensity of the home based business does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings;</p> <p>d. results in a vehicular and pedestrian traffic generation consistent with that reasonably expected in the surrounding low density, low intensity built form and open area character and amenity for the Rural zone;</p> <p>e. store no more heavy vehicles, trailer and motor vehicles on-site, as follows:</p> <ol style="list-style-type: none"> a. 1 heavy vehicle b. 1 trailer c. 3 motor vehicles. <p>f. in the Hamlet precinct, no heavy vehicles, trailers and motor vehicles are stored or parked on-site. Only 1 Small rigid vehicle (SRV) is permitted to be parked or stored on-site.</p>	<p>PO54.3</p> <p>Up to 2 additional non-resident , either employees or customers, are permitted on the site at any one time, except where involving the use of heavy vehicles, where no employees are permitted.</p> <hr/> <p>PO54.4</p> <p>Except in the Hamlet precinct, the maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows:</p> <ol style="list-style-type: none"> a. 1 heavy vehicle b. 1 trailer c. Up to 3 motor vehicles. <p>In the Hamlet Precinct, no heavy vehicles, trailers and motor vehicles are stored or parked on-site. Only 1 small rigid vehicle is permitted to be parked or stored on-site.</p>
<p>PO55</p> <p>The hours of operation do not cause a nuisance or have a significant adverse impact on the amenity of residents on adjoining and surrounding properties.</p>	<p>AO55</p> <p>Hours of operation to be restricted to 8.00am to 6.00pm Monday to Saturdays and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day, except for:</p> <ol style="list-style-type: none"> a. bed and breakfast or farm stay business which may operate on a 24 hour basis; b. office or administrative activities that do not generate non-residents visiting the site, such as book keeping and computer work; c. starting and warming up of heavy vehicles, which can commence at 7.00am.
<p>PO56</p> <p>Home based business⁽³⁵⁾ does not result in:</p> <ol style="list-style-type: none"> a. an adverse visual, odour, particle drift or noise nuisance impact on the residents in adjoining or nearby dwellings; b. an adverse impact upon the low intensity and open area character and amenity anticipated in the locality; c. the establishment of vehicle servicing or major repairs, spray painting, panel beating or any environmentally relevant activity (ERA). 	<p>AO56.1</p> <p>Home based business⁽³⁵⁾(es) do not comprise of vehicle servicing or major repairs, including spray painting or panel beating is carried out on-site.</p> <hr/> <p>AO56.2</p> <p>Home based business⁽³⁵⁾(es) do not comprise an environmentally relevant activity (ERA) as defined in the <i>Environmental Protection Regulation 2008</i>.</p> <hr/> <p>AO56.3</p>

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	Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
<p>PO57</p> <p>On-site display and sale component is limited to the activities undertaken on the site and does not result in:</p> <p>a. the display and sale of goods being viewed from beyond the site;</p> <p>b. the overall development on the site having a predominantly commercial appearance.</p>	<p>AO57.1</p> <p>Only goods grown, produced or manufactured on-site are sold from the site.</p>
	<p>AO57.2</p> <p>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.</p>
<p>PO58</p> <p>Bed and breakfast and farmstays are of a size and scale that:</p> <p>a. are consistent with the low intensity and open area character and amenity of the Rural zone;</p> <p>b. ensures acceptable levels of privacy and amenity for the residents in adjoining or nearby dwellings.</p>	<p>AO58</p> <p>For bed and breakfast and farmstays:</p> <p>a. overnight accommodation is provided in the dwelling house⁽²²⁾ of the accommodation operator.</p> <p>b. maximum 4 bedrooms are provided for a maximum of 10 guests.</p> <p>c. meals are served to paying guests only.</p> <p>d. rooms do not contain food preparation facilities.</p>
<p>Intensive animal industry⁽³⁹⁾</p>	
<p>PO59</p> <p>To manage potential adverse noise, dust, odour, water quality and visual amenity impacts on sensitive land uses, intensive animal industry⁽³⁹⁾, including stockpiles and compost piles are setback as per the applicable guideline:</p> <ul style="list-style-type: none"> • Queensland Guidelines for Meat Chicken Farms 2012 • Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland 	<p>AO59</p> <p>To manage potential adverse noise, dust, odour, water quality and visual amenity impacts on adjoining and surrounding sites and sensitive land uses, intensive animal industry⁽³⁹⁾, including temporary litter stockpiles and compost piles are setback a minimum distance as follows:</p> <p>a. all site boundaries - 300m;</p> <p>b. where a site boundary adjoins a Residential or Rural-residential zone boundary - 500m;</p> <p>c. from a waterway - 100m.</p>

<ul style="list-style-type: none"> Interim Guideline - Sheep Feedlot Assessment in Queensland May 2010 National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010. 	<p>Figure - Intensive animal industry separation distances</p> <p>All Separation Distances Contained Wholly Within the Intensive Animal Industry Lot.</p>  <p>Note - Where a road reserve adjoins an intensive animal industry⁽³⁹⁾, the road reserve shall not form part of the separation distance as identified in diagram above.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO60</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <ol style="list-style-type: none"> high quality design and construction; visually integrated with the surrounding area; not visually dominant or intrusive; located behind the main building line; below the level of the predominant tree canopy or the level of the surrounding buildings and structures; camouflaged through the use of colours and materials which blend into the landscape; treated to eliminate glare and reflectivity; landscaped; otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>AO60.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ol style="list-style-type: none"> are enclosed within buildings or structures; are located behind the main building line; have a similar height, bulk and scale to the surrounding fabric; have horizontal and vertical articulation applied to all exterior walls. <p>AO60.2</p> <p>A minimum 3m wide strip of dense planting is provided around the outside of the fenced area, between the development and street frontage, side and rear boundaries.</p>
<p>PO61</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO61</p> <p>Access control arrangements:</p> <ol style="list-style-type: none"> do not create dead-ends or dark alleyways adjacent to the infrastructure;

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	<ul style="list-style-type: none"> 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.
<p>PO62</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.</p>	<p>AO62</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary of a sensitive land use.</p>
<p>Markets⁽⁴⁶⁾</p>	
<p>PO63</p> <p>Markets⁽⁴⁶⁾ are located and laid out in a manner that provides for:</p> <ul style="list-style-type: none"> a. convenient pedestrian access and movement between proposed stalls; b. view corridors and legibility between stalls to adjacent roads, directional and information signage and surrounding uses; c. pedestrian comfort and safety, including the provision of public toilet facilities; d. waste and rubbish disposal facilities appropriate to the type and scale of the proposed market⁽⁴⁶⁾; e. emergency vehicle access to and within the market⁽⁴⁶⁾; f. safe, convenient and accessible car parking is provided to meet demand. 	<p>No acceptable outcome provided.</p>
<p>Nature-based tourism</p>	
<p>PO64</p> <p>Development associated with nature-based tourism⁽⁵⁰⁾:</p> <ul style="list-style-type: none"> a. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months; b. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents; 	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> c. is of a size, scale, intensity and design that is consistent with the low intensity, low -set built form and open area character and amenity anticipated for the Rural zone; d. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; e. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site; f. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, nature-based tourism buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	
Non-resident workforce accommodation ⁽⁵²⁾	
<p>PO65</p> <p>Development associated with non-resident workforce accommodation⁽⁵²⁾:</p> <ul style="list-style-type: none"> a. provides accommodation for rural workers only and is not advertised or used for the purpose of accommodating general travellers or tourists. b. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months; c. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents; d. is of a size, scale, intensity and design that is consistent with the low intensity, low-set built form and open area character and amenity anticipated for the Rural zone; e. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; f. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site; g. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, Non-resident workforce accommodation buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	<p>No acceptable outcome provided.</p>

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Parking station ⁽⁵⁸⁾	
<p>PO66</p> <p>Parking station⁽⁵⁸⁾:</p> <ul style="list-style-type: none"> a. is limited to supporting an event occurring on nearby Community facility zoned land; b. achieves a high level of connectivity for pedestrians to the Community facilities zone; c. does not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land; d. limited in size and scale and do not have adverse impacts on the low-set built form, low density, open area character and amenity of the Rural zone; e. vehicle parking and storage areas are to be screened from public view to minimise adverse visual impacts on rural character; f. avoids establishing on land subject to a flooding risk, or where avoidance is not possible, identify measures to be taken mitigate any potential risk to property and life; and g. does not adversely impact on the safe and efficient operation of the external road network. 	<p>No acceptable outcome provided.</p>
Permanent plantation ⁽⁵⁹⁾	
<p>PO67</p> <p>Planting for permanent plantation⁽⁵⁹⁾ purposes:</p> <ul style="list-style-type: none"> i. only comprises native species endemic to the area; ii. is sufficiently set back from property boundaries to avoid adverse impacts on adjoining properties such as shading, fire risk, health and safety. 	<p>No acceptable outcome provided.</p>
Roadside stall ⁽⁶⁸⁾	
<p>PO68</p> <p>A roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. comprises only one roadside stall⁽⁶⁸⁾ per property; 	<p>AO68</p> <p>For a roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. no more than one roadside stall⁽⁶⁸⁾ per property;

<ul style="list-style-type: none"> b. only offers goods grown, produced or manufactured on the site; c. is of a size and in a location that will not result in nuisance, or have a significant adverse impact on the amenity, for residents on adjoining and surrounding properties. 	<ul style="list-style-type: none"> b. goods offered for sale are only goods grown, produced or manufactured on the site; c. the maximum area associated with a roadside stall⁽⁶⁸⁾, including any larger separate items displayed for sale, does not exceed 20m².
<p>PO69</p> <p>A roadside stall⁽⁶⁸⁾ is designed and located to:</p> <ul style="list-style-type: none"> a. ensure safe and accessible access, egress and on-site parking; b. ensure safe and efficient functioning of roads. 	<p>AO69</p> <p>Roadside stall⁽⁶⁸⁾:</p> <ul style="list-style-type: none"> a. obtains vehicle access from a road classified as an Arterial or Sub-Arterial (see Overlay Map - Road hierarchy); b. provide car parking for 2 vehicles off the road carriage and located on the property; c. is located no closer than 100m from an intersection.
Rural workers' accommodation	
<p>PO70</p> <p>Rural workers accommodation⁽⁷¹⁾:</p> <ul style="list-style-type: none"> a. provide quarters only for staff employed to work the land for rural purposes; b. is of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone; c. is screened and landscaped in a manner so it is not visible from a road; d. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents e. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, Rural worker's accommodation buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	<p>No acceptable outcome provided.</p>
Sales office ⁽⁷²⁾	
<p>PO71</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>A071</p> <p>A sales office is located on the site for no longer than 2 years.</p>

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Short-term accommodation ⁽⁷⁷⁾	
<p>PO72</p> <p>Development associated short-term accommodation⁽⁷⁷⁾:</p> <ul style="list-style-type: none"> a. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months; b. is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents; c. is of a size, scale, intensity and design that is consistent with the low intensity, low -set built form and open area character and amenity anticipated for the Rural zone; d. provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; e. provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site; f. where located within the catchments of Lake Samsonvale or Lake Kurwongbah, short-term accommodation buildings and their associated waste/effluent disposal areas are positioned in a manner which avoids adverse impacts on the water quality of those lakes. 	<p>No acceptable outcome provided.</p>
Telecommunications facility ⁽⁸¹⁾	
<p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO73</p> <p>Telecommunications facilities⁽⁸¹⁾ are co-located with existing telecommunications facilities⁽⁸¹⁾, Utility installation⁽⁸⁶⁾, Major electricity infrastructure⁽⁴³⁾ or Substation⁽⁸⁰⁾ if there is already a facility in the same coverage area.</p>	<p>A073.1</p> <p>New telecommunication facilities are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>A073.2</p> <p>If not co-located with an existing facility, all co-location opportunities have been investigated and fully exhausted within a 2km radius of the site.</p>
<p>PO74</p>	<p>A074</p>

<p>A new Telecommunications facility⁽⁸¹⁾ is designed and constructed to ensure co-masting or co-siting with other carriers both on the tower or pole and at ground level is possible in the future.</p>	<p>A minimum of 45m² is available at ground level to allow for additional equipment shelters and associated structures for the purpose of co-locating on the proposed facility.</p>
<p>PO75</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO75</p> <p>The development results in no net reduction in the minimum quantity and standard of landscaping, private or communal open space or car parking spaces required under the planning scheme or under an existing development approval.</p>
<p>PO76</p> <p>The Telecommunications facility⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> a. high quality design and construction; b. visually integrated with the surrounding area; c. not visually dominant or intrusive; d. located behind the main building line; e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures; f. camouflaged through the use of colours and materials which blend into the landscape; g. treated to eliminate glare and reflectivity; h. landscaped; i. otherwise consistent with the amenity and character of the zone and surrounding area. 	<p>AO76.1</p> <p>Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.</p> <p>AO76.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>AO76.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity. <p>AO76.4</p> <p>All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.</p> <p>Where there is no established building line the facility is located at the rear of the site.</p> <p>AO76.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>AO76.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p>

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	Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.
<p>PO77</p> <p>Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.</p>	<p>AO77</p> <p>An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.</p>
<p>PO78</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility generates no audible sound at the site boundaries where in a residential setting.</p>	<p>AO78</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
Tourist park ⁽⁸⁴⁾	
<p>PO79</p> <p>Development associated with a tourist park⁽⁸⁴⁾:</p> <ol style="list-style-type: none"> is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months; is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residents; is of a size, scale, intensity and design that is consistent with the low intensity, low -set built form and open area character and amenity anticipated for the Rural zone; provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying on-site; provides landscape buffer along adjoining property boundaries to fully screen activities occurring on the site. 	No acceptable outcome provided.
Transport depot ⁽⁸⁵⁾	
<p>PO80</p> <p>Development ensures that:</p> <ol style="list-style-type: none"> it does not adversely impact upon the low density, low intensity built form and open area character and amenity for the locality; 	<p>AO80.1</p> <p>Development, including all vehicle parking, drive way areas and storage areas, is set back 30m from all property boundaries.</p>
	AO80.2

<p>b. the scale and intensity of the development does not result in adverse visual or nuisance impacts on the residents in adjoining or nearby dwellings, and when viewed from the road;</p> <p>c. vehicular movements are consistent with that reasonably expected in the surrounding low density, low intensity built form and open area character and amenity for the Rural zone.</p>	<p>The maximum number of heavy vehicles, trailers and motor vehicles stored on-site is as follows:</p> <p>a. 4 heavy vehicles;</p> <p>b. 4 trailers;</p> <p>c. Up to 6 motor vehicles.</p>
<p>PO81</p> <p>Development does not include the establishment of vehicle servicing, major repairs, spray painting, panel beating on a site.</p>	<p>AO81</p> <p>No vehicle servicing or major repairs, including spray painting or panel beating, is undertaken on the site.</p>
<p>PO82</p> <p>Development is suitably screened to ensure adverse visual impacts on the residents in adjoining or nearby dwellings are minimised.</p>	<p>AO82</p> <p>Vehicle parking areas, vehicle standing areas and outdoor storage areas of plant and equipment are screened from adjoining sites by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of those areas.</p> <p>Planting for screening is to have a minimum depth of 3m.</p>
<p>PO83</p> <p>Development gains access to a State Arterial, Arterial or Sub-Arterial road as they are roads of a suitable construction standard to accommodate heavy vehicles. Access to roads of a lesser classification are avoided.</p>	<p>AO83</p> <p>The site obtains vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (see Overlay Map - Road hierarchy).</p>
<p>Veterinary service⁽⁸⁷⁾</p>	
<p>PO84</p> <p>Development for veterinary services⁽⁸⁷⁾:</p> <p>a. are for veterinary care, surgery, treatment and overnight stay of animals only;</p> <p>b. are of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone;</p> <p>c. are landscaped, fenced and screened in a manner to reduce the visual appearance of buildings, structures, storage and parking areas;</p> <p>d. has vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (see Overlay map - Road hierarchy).</p>	<p>No acceptable outcome provided.</p>

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Winery⁽⁹⁰⁾	
<p>PO85</p> <p>Development associated with a winery⁽⁹⁰⁾:</p> <ul style="list-style-type: none"> a. is for winery⁽⁹⁰⁾ and ancillary activities only; b. is of a size, scale and design not visually dominant, overbearing and inconsistent with detached, low density, open area character and low intensity built form anticipated in the Rural zone c. is landscaped, fenced and screened in a manner to minimise the visual appearance of buildings, structures, storage and parking areas; d. has vehicle access from a road classified as a State Arterial, Arterial or Sub-Arterial (see Overlay map - Road hierarchy). 	No acceptable outcome provided.
Precinct specific criteria	
Woodfordia and abbey surrounds precinct	
<p>PO86</p> <p>When occurring during events occurring on nearby Community facility zoned land, development:</p> <ul style="list-style-type: none"> a. is limited to activities that have a nexus with, and support an event occurring on nearby Community facility zoned land. Activities include, but not limited to: temporary camping facilities, accommodation facilities, walking tracks and trails, recreational activities, eco-tourism and agri-tourism; b. achieves a high level of connectivity for pedestrians to the Community facility zone to minimise the need for private vehicle trips and reduce demand on local transport infrastructure; c. does not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land. Such issues include, but are not limited to, noise, waste generation and disposal, traffic generation, location of and to sensitive land uses; d. activities are limited in size and scale and do not have adverse impacts on the low-set built form, low density, open area character and 	No acceptable outcome provided.

<p>amenity of the Rural zone, including considerations to the impact of noise, traffic, and on-site waste disposal;</p> <p>e. avoids establishing on land subject to a flooding risk, or where avoidance is not possible, identify measures to be taken mitigate any potential risk to property and life;</p> <p>f. does not adversely impact on the safe and efficient operation of the external road network.</p>	
<p>PO87</p> <p>When occurring outside of events occurring on nearby Community facility zoned land, development:</p> <p>a. is to be used for rural primary production purposes;</p> <p>OR</p> <p>a. is for small scale tourism activities only comprising eco-based tourism, agricultural based education and recreation activities that:</p> <p>i. do not cause nuisance, detract or conflict with the primary role and associated Event Management Plans on land in the nearby Community facility zone, when occurring at the same time as an event occurring on that land. Such issues include, but are not limited to, noise, waste generation and disposal, traffic generation, location of and to sensitive land uses;</p> <p>ii. are limited in size and scale and do not have adverse impacts on the low-set built form, low density, open area character and amenity of the Rural zone, including considerations to the impact of noise, traffic, and on-site waste disposal;</p> <p>iii. avoids locating in area of high quality cropping⁽¹⁹⁾ land as identified in the Agriculture Precinct;</p> <p>iv. avoids establishing on land subject to a flooding risk, or where avoidance is not possible, identify measures to be taken mitigate any potential risk to property and life;</p>	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> v. do degrade or compromise the visual, natural, biological and ecological values associated with vegetated areas or adversely impact upon water quality; vi. does not adversely impact on the safe and efficient operation of the external road network. 	
Agriculture precinct	
<p>PO88</p> <p>Development does not compromise the future primary productive capacity and characteristics of the highly productive land resource.</p>	No acceptable outcome provided.
<p>PO89</p> <p>Development that does not require access to, or rely on the use of, fertile soils is not located in the Agricultural precinct.</p>	No acceptable outcome provided.
<p>PO90</p> <p>Development ensures that buildings, driveways, hardstand, storage and vehicle parking areas are located in a manner or position to minimise the loss of the land resource and maximise the availability of the land resource for primary production.</p>	No acceptable outcome provided.
<p>PO91</p> <p>Development does not result in the cessation or closure of primary production activities occurring on the same site.</p>	No acceptable outcome provided.
Cedarton Foresters Cooperative and Mt Nebo plant nursery precinct	
<p>PO92</p> <p>Development in accordance with the Land Management Plan and supporting documentation located in Table A - Cedarton Forester's Cooperative - Land Management Plan or Table B - Mt Nebo Plant Nursery - Land Management Plan.</p>	No acceptable outcome provided.
Rural living investigation precinct	
<p>PO93</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in the cessation or closure of primary production activities occurring on the same site; 	No acceptable outcome provided

<ul style="list-style-type: none"> b. result in the fragmentation and isolation of land thereby affecting its potential long term viability or ability for future rural living development; c. result in the disorderly and piecemeal provision of services and infrastructure; d. hinder the long term viability and technical ability of the land to be developed and serviced for future rural living development. 	
Values and constraints criteria	
<p>Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>	
<p>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.</p>	
<p>PO94</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ul style="list-style-type: none"> a. is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; b. protects the environmental and ecological values and health of receiving waters; c. protects buildings and infrastructure from the effects of acid sulfate soils. 	<p>AO94</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> a. excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or b. filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas.</p> <p>Note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	
<p>PO95</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; 	<p>AO95.1</p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes.

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<ul style="list-style-type: none"> c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire. 	<p>AO95.2</p> <p>Buildings and structures have contained within the site:</p> <ul style="list-style-type: none"> a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959</p>
<p>PO96</p> <p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> a. avoid potential for entrapment during a bushfire; b. ensure safe and effective access for emergency services during a bushfire; c. enable safe evacuation for occupants of a site during a bushfire. 	<p>AO96</p> <p>A length of driveway:</p> <ul style="list-style-type: none"> a. to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
<p>PO97</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>AO97</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures.

	<ul style="list-style-type: none"> c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines.
<p>PO98</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids; b. does not present danger or difficulty to emergency services for emergency response or evacuation. <p>Editor's note - Unacceptable risk is defined as a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage.</p>	<p>AO98</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note – The following are exempt from the native vegetation clearing provisions of this planning scheme:</p> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development 	

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

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

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

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

Vegetation clearing, ecological value and connectivity

PO99

Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:

- a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;
- b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.

* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.

No acceptable outcome provided.

PO100

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.

No acceptable outcome provided.

<p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
Vegetation clearing and habitat protection	
<p>PO101</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	No acceptable outcome provided.
<p>PO102</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <ol style="list-style-type: none"> rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	No acceptable outcome provided.
<p>PO103</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol style="list-style-type: none"> providing contiguous patches of habitat; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure; providing replacement and rehabilitation planting to improve connectivity. 	No acceptable outcome provided.
Vegetation clearing and soil resource stability	
<p>PO104</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No acceptable outcome provided.
Vegetation clearing and water quality	

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<p>PO105</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No acceptable outcome provided.</p>
<p>PO106</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	
<p>PO107</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	<p>No acceptable outcome provided.</p>
<p>PO108</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ol style="list-style-type: none"> providing dense planting buffers of native vegetation between a development and environmental areas; retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; restoring, rehabilitating and increasing the size of existing patches of native vegetation; ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise</p>	<p>No acceptable outcome provided.</p>

<p>and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO109</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ol style="list-style-type: none"> pervious surfaces; providing deeply planted vegetation buffers and green linkage opportunities; landscaping with local native plant species to achieve well-shaded urban places; increasing the service extent of the urban forest canopy. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO110</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.</p>	<p>No acceptable outcome provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO111</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>AO111</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO112</p> <p>Development:</p> <ol style="list-style-type: none"> does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; is compatible with the operation of an Extractive industry⁽²⁷⁾; does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing 	<p>AO112</p> <p>Development within the separation area does not include the following activities:</p> <ol style="list-style-type: none"> Caretaker's accommodation⁽¹⁰⁾; Community residence⁽¹⁶⁾; Dual occupancy⁽²¹⁾; Dwelling unit⁽²³⁾; Hospital⁽³⁶⁾; Rooming accommodation⁽⁶⁹⁾; Multiple dwelling⁽⁴⁹⁾;

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<p>activities and sensitive, incompatible uses outside the separation area.</p>	<ul style="list-style-type: none"> 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⁾.
<p>PO113</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>AO113</p> <p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>PO114</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>AO114</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO115</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<p>AO115</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾; m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO116</p> <p>Development:</p>	<p>AO116.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p>

<ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>AO116.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
<p>PO117</p> <p>Development will:</p> <ul style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>AO117</p> <p>Development is for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value.</p> <p>Note - A cultural heritage conservation management plan for the preservation, maintenance, repair and restoration of a site, object or building of cultural heritage value is prepared in accordance with Planning scheme policy - Heritage and landscape character. The plan is sent to, and approved by Council prior to the commencement of any preservation, maintenance, repair and restoration works.</p>
<p>PO118</p> <p>Demolition and removal is only considered where:</p> <ul style="list-style-type: none"> a. a report prepared by a suitably qualified conservation architect or conservation engineer demonstrates that the building is structurally unsound and is not reasonably capable of economic repair; or b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or c. limited demolition is performed in the course of repairs, maintenance or restoration; or d. demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No acceptable outcome provided.</p>

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<p>PO119</p> <p>Where development is occurring on land adjoining a site of cultural heritage value, the development is to be sympathetic to and consistent with the cultural heritage values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.</p>	<p>No acceptable outcome provided.</p>
<p>PO120</p> <p>Development does not adversely impact upon the health and vitality of significant trees. Where development occurs in proximity to a significant tree, construction measures and techniques as detailed in AS 4970-2009 Protection of trees on development sites are adopted to ensure a significant tree's health, wellbeing and vitality.</p> <p>Significant trees are only removed where they are in a poor state of health or where they pose a health and safety risk to persons or property. A Tree Assessment report prepared by a suitably qualified arborist confirming a tree's state of health is required to demonstrate achievement of this performance outcome.</p>	<p>AO120</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO121</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the safety of people and property on a site and neighbouring sites from landslides; ensures the long-term stability of the site considering the full nature and end use of the development; ensures site stability during all phases of construction and development; minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow if surface or groundwater minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<p>AO121</p> <p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm; involve any retaining wall having a height greater than 600mm; redirect or alter the existing flow of surface or groundwater.
<p>PO122</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p>	<p>AO122</p> <p>Buildings, excluding domestic outbuildings:</p> <ol style="list-style-type: none"> are split-level, multiple-slab, pier or pole construction; are not single plane slab on ground.

<ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	
<p>PO123</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>AO123</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO124</p> <p>Odour sensitive development is separated from Wastewater treatment plants so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>AO124</p> <p>The following uses are not located within a wastewater treatment site buffer:</p> <ul style="list-style-type: none"> 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⁾.
<p>PO125</p>	<p>AO125.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>

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<p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>AO125.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>AO125.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>AO125.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>AO125.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO126</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>AO126</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ol style="list-style-type: none"> emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; back up pump installation and backup power; MEDLI modelling to determine irrigation rates and sizing of irrigation areas; vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO127</p> <p>Development within a Bulk water supply infrastructure buffer is located, designed and constructed to:</p>	<p>AO127</p> <p>Development:</p>

<ul style="list-style-type: none"> a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<ul style="list-style-type: none"> a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO128</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>AO128</p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
<p>PO129</p> <p>Development within the Gas pipeline buffer:</p> <ul style="list-style-type: none"> a. avoids attracting people in large numbers to live, work or congregate; b. avoids the storage of hazardous chemicals; c. maintains adequate access for any required maintenance or upgrading work; d. minimises risk of harm to people and property. <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>	<p>AO129</p> <p>Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.</p> <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>
<p>PO130</p> <p>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.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>AO130</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply substation⁽⁸⁰⁾ are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO131</p> <p>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,</p>	<p>No acceptable outcome provided.</p>

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<p>Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p> <p>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.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	
<p>PO132</p> <p>Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development:</p> <ol style="list-style-type: none"> 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; is located and designed in a manner that maintains a high level of security of supply; is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	<p>AO132</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>
<p>PO133</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ol style="list-style-type: none"> 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; ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO133</p> <p>Development does not involve the construction of any buildings or structures within a Pumping station buffer.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO134</p> <p>Development:</p>	<p>AO134</p> <p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	
<p>PO135</p> <p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>AO135</p> <p>No acceptable outcome provided.</p>
<p>PO136</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No acceptable outcome provided.</p>
<p>PO137</p> <p>Development ensures that public safety and the risk to the environment are not adversely affected by a detrimental impact of overland flow on a hazardous chemical located or stored on the premises.</p>	<p>AO137</p> <p>Development ensures that a hazardous chemical is not located or stored in an Overland flow path area.</p> <p>Note - Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
<p>PO138</p>	<p>AO138</p>

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<p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>Development which is not in a Rural zone that an overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot.</p>
<p>PO139</p> <p>Development ensures that inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>AO139.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ul style="list-style-type: none"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>PO139.2</p> <p>Development ensures that inter-allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>PO140</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ul style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one premises; c. inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO141</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; 	<p>PO141</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>

<ul style="list-style-type: none"> b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	
Riparian and wetland setbacks	
<p>PO142</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ul style="list-style-type: none"> 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. 	<p>AO142</p> <p>Development does not occur within:</p> <ul style="list-style-type: none"> 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. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - In the Rural zone, netting, shade cloth and similar coverings associated with agricultural operations are exempt.</p>	
<p>PO143</p> <p>Development:</p> <ul style="list-style-type: none"> a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline; b. retain the natural character or bushland settings as the dominant landscape characteristic; c. is viewed as being visually consistent with the natural landscape setting and does not diminish the scenic and visual qualities present in the environment. 	<p>AO143</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ul style="list-style-type: none"> a. located on a hill top or ridge line; b. all parts of the building and structure are located below the hill top or ridge line.
<p>PO144</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely detract or degrade the quality of views, vista or key landmarks; b. retains the natural character or bushland settings as the dominant landscape characteristic. 	<p>AO144</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <ul style="list-style-type: none"> a. go across land contours, and do not cut straight up slopes; b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.
<p>PO145</p>	<p>AO145.1</p>

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Buildings and structures incorporate colours and finishes that:

- a. are consistent with a natural, open space character and bushland environment;
- b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;
- c. are not visually dominant or detract from the natural qualities of the landscape.

Note - Netting, shade cloth and similar coverings associated with agricultural operations are excluded from this performance outcome.

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

Colours from Australian Standard AS2700s – 1996		
G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey
G13 – Emerald	G55 – Lichen	N45 – Koala Grey
G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey
G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt
G16 – Traffic Green	G64 – Slate	N55 – Lead Grey
G17 – Mint Green	G65 – Ti Tree	X54 – Brown
G21 – Jade	N25 – Birch Grey	X61 – Wombat
G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth
G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark
G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive
G25 – Olive	N41 – Oyster	Y61 – Black Olive
G34 – Avocado	N42 – Storm Grey	Y63 – Khaki
G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone
G53 – Banksia		

AO145.2

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

Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)

Note - Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

TABLE A – CEDARTON FORESTER’S COOPERATIVE – LAND MANAGEMENT PLAN

Development in the Cedarton Forester’s Cooperative site subject to a land management plan (see Figures 1 – 6)

1.1 Purpose of the land management plan

The site is situated at 1965 Maleny Stanley River Road, Booroobin on land described as Lot 357 SP119036.

The purpose of the land management plan is to achieve the following identification of:

- a. The nature and extent of development permitted to occur on the site, subject to a land management plan process, namely:
 - i. A maximum of 22 dwelling sites, associated dwellings and driveways;
 - ii. outbuildings associated with dwellings;
 - iii. 1 community hall for the exclusive use of Cedarton Forester’s Cooperative members only and is not available to members of the public for public use or hire;
 - iv. 1 plant nursery for the exclusive use of Cedarton Forester’s Cooperative members only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public;
 - v. 1 recycling centre exclusive use of Cedarton Forester’s Cooperative members only;
 - vi. Accessways and associated passing bays throughout the land management plan site.
- b. The location of development, except for outbuildings listed in (a)(ii) above.
- c. Any additional works required to facilitate and support the development listed in (a) above.

1.2 Outcomes sought

The outcomes sought by the land management plan are as follows:

- a. To acknowledge the presence of a multiple dwelling of 22 units associated with the Cedarton Forester’s Cooperative site;
- b. To limit development to that which existed on the day the planning scheme is adopted. Expansion or addition of land use and building is avoided;
- c. To ensure that any recognised development occurs in accordance with a land management plan.

Note - Development permitted to occur on the site - This is based on unlawful development currently existing on the site.

Note - The exact location and number of outbuildings to remain on site is unknown at time of preparing the land management plan. At this stage the Cedarton Forester’s Cooperative members have yet to determine which outbuildings are to be retained and upgrade to the necessary standard to obtain building consent. Any outbuilding that has not applied for a building consent to upgrade the building or structure to the necessary standard under the Building Act within the timeframes specified in the land management plan is to be demolished and removed from the site. Failing this, enforcement action will be taken by Council.

6 Zones

Note - Figures 1 – 6 form the Land management plan for the site

Table 1 - Land management plan outcomes to be achieved

No	Subject	Applicability	Outcome to be achieved
1.	Development subject to land management plan	The land management plan site	<ol style="list-style-type: none"> 1. Development comprises the following: <ol style="list-style-type: none"> a. A maximum of 22 dwelling sites, associated dwellings, and driveways. b. Outbuildings associated with dwellings. c. 1 community hall for the exclusive use of Cedarton Forester's Cooperative members only and is not available to members of the public for public use or hire. d. 1 plant nursery for the exclusive use of Cedarton Forester's Cooperative members only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public. e. 1 recycling centre exclusive use of Cedarton Forester's Cooperative members only. f. Accessways and associated passing bays throughout the land management site. 2. Development is to occur in accordance with Figure 1 Cedarton Forester's Cooperative land management plan – Dwelling and building location.
2.	Accessways	The land management plan site	<ol style="list-style-type: none"> 1. Within 2 years of the adoption of the Moreton Bay Planning scheme, the Cedarton Forester's Cooperative will: <ol style="list-style-type: none"> a. Undertake all necessary remedial work to the accessway. b. Construct the passing bays PB1 – PB8 as identified on Figure 3 Cedarton Forester's Cooperative land management plan – Accessway and driveway improvement areas. Passing bays have a minimum length of 20m and a 6m minimum trafficable width measured at the passing bay; c. Seal accessway sections as identified on Figure 3 Cedarton Forester's Cooperative land management plan – Accessway and driveway improvement areas. Accessways are to be sealed in accordance with Council's access standards.
3.	Energy	The land management plan site	Electricity is provided by means of solar power.
4.	Water course separation	The land management plan site	No development is located closer than 40m from the top of the bank of a water course identified on Figure 4 – Cedarton Forester's Cooperative land management plan – Contours, accessway and water courses.

No	Subject	Applicability	Outcome to be achieved
5.	Northern vinculum-connected	The land management plan site	<ol style="list-style-type: none"> 1. Residential development is limited to that part of the site lying south of the Maleny-Stanley River Road. 2. The area lying north of the Maleny-Stanley River Road is to be retained in its natural state or re-vegetated with local native species.
6.	Dwellings and dwelling sites	22 Dwelling and dwelling sites	<ol style="list-style-type: none"> 1. Dwellings are to be located on sites in accordance with Figure 1 Cedarton Forester's Cooperative land management plan – Dwelling and building location. 2. Dwellings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 3. Dwellings do not exceed their current building height at time of adopting the scheme and any new dwellings do not exceed a height of 8m. 4. The gross floor area of a dwelling is to remain as it is at time of adopting the scheme, or at a maximum of 100m², whichever is the greater. 5. Development applications are to be accompanied by the reports and study requirements identified in Table 2.
7.	Driveways	22 Dwelling and dwelling sites	Driveways are located on longitudinal gradients not exceeding 1:6 with short sections of no more than 20m length up to 1:4 and constructed driveway cross fall of not more than 1:20.
8.	Out buildings, including nursery and recycling station	All existing out buildings, nursery and recycling station	<ol style="list-style-type: none"> 1. All outbuildings, including nursery and recycling station are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 2. Buildings do not exceed a height of 8m.
9.	Community Hall	Community hall	<ol style="list-style-type: none"> 1. Community hall is located in accordance with Figure 1 Cedarton Forester's Cooperative land management plan – Dwelling and building location. 2. Community hall is designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 3. Community hall does not exceed a height of 8m. 4. The gross floor area of the Community hall is to remain as existing at the time of adopting the scheme. 5. Development applications are to be accompanied by the reports and study requirements identified in table 2.
10.	Vegetation Clearing	The land management plan site	<p>No clearing of vegetation, except for the following:</p> <ol style="list-style-type: none"> 1. Clearing associated with establishing a building site for a dwelling; 2. Clearing necessary to maintain a driveway to a dwelling or accessway serving the site; 3. Clearing required for bushfire management purposes.
11.	Bushfire		<ol style="list-style-type: none"> 1. All bushfire assessment reports as identified in Table 2, are provided in support of building work. 2. A fire maintenance trail is constructed in accordance with Figure 6 Cedarton Forester's Cooperative land management plan – Accessway and fire maintenance trail: 3. For fire fighting purposes, each dwelling is to have an on-site water storage of not less than 5000 litres (e.g accessible dam or tank with fire brigade tank fittings).

6 Zones

No	Subject	Applicability	Outcome to be achieved
12.	Effluent and wastewater treatment and disposal	All dwelling sites, Community hall	All development is to comply with the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.
13.	Hazardous substance storage	The land management plan site	<ol style="list-style-type: none"> Any development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Table 9.0.1 Hazardous chemical self-assessable thresholds complies with Table 9.0.3 Hazardous chemicals assessment thresholds. Development does not involve the storage or handling of hazardous chemicals listed in Table 9.0.2 Hazardous chemicals assessment thresholds.

Note - Figures 1 – 6 form the land management plan for the site

Table 2 – Existing and Proposed building location and site attributes

Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m ²	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
D1	M Clark	No	No	PD1	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D2	K Manning	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D3	G Fitton	Yes	No	PD3	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D4	T Bright	No	No	PD4	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D5	K Avery	Yes	No	PD5	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D6	Haining & Goodreid	Yes	Yes (Note – may possibly relocate to PD6 on basis of bushfire assessment)	PD6 (If required to be relocated)	<ul style="list-style-type: none"> Bushfire assessment for dwelling in either location
D7	Burnett & Nolan	No	No	PD7	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site

Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m ²	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
D8	C Adams	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site.
D9	M Parks	No	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for house
D10	R Lyndon	No	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for house
D11	Hands & Liddington	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for house
D12	T Woodhouse	No	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D13	B Kommer	No	No	PD13	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D14	P May	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Geotechnical stability for dwelling Geotechnical stability and slope for driveway
D15	R Knight	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D16	Willoughby & Conrad	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D17	R Davis	Yes	No	PD17	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site
D18	J Turner	Yes	No	PD18	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site Geotechnical stability and slope for driveway
D19	S Lyne	No	No	PD19	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site Geotechnical stability and slope for driveway

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Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m2	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
D20	P McCudden	Yes	No	PD20	<ul style="list-style-type: none"> Bushfire assessment for dwelling
D21	Jones & Bruzova	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site Bushfire vegetation land management plan Geotechnical stability for dwelling Geotechnical stability for site Geotechnical stability and slope for driveway
D22	P Hawker	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for dwelling Bushfire assessment for site Bushfire vegetation land management plan Geotechnical stability for dwelling Geotechnical stability for site Geotechnical stability and slope for driveway
CH	Community hall	Yes	Yes	-	<ul style="list-style-type: none"> Bushfire assessment for community hall
RS	Recycling station	No	Yes	-	-
N	Nursery	Yes	Yes	-	-
FFP	Fire fighting pump	-	-	-	-
PB	Access improvements: - Passing bay 1 - 8	-	-	-	-
—	Access improvements: Sealing (CFC to undertake)	-	-	-	-
—	Accessway (CFC maintain)	-	-	-	-

Dwelling Site Number (Dwelling site)	Name of Cedarton Forester's Cooperative member	Gross Floor area of existing dwelling less than 100m ²	Dwelling remain in existing location	Dwelling to relocate to new location (Proposed Dwelling site)	Reports and study requirements to support Development Application to legalise and establish dwelling at location.
-----	Driveway (Member maintain)	-	-	-	-
_____	Watercourse	-	-	-	-

The following table details the outcomes anticipated for the required studies and reports. These are not exhaustive but provide guidance as to the minimum information requirements each report is to contain. It is anticipated that actual content of any of the below stated reports will be more extensive and go beyond the minimum report requirements listed below given the complicated physical and topographical characteristics associated with the site.

Table 3 – Guidance to Information requirements

Reports and study requirements to support Development Application	Minimum Report Requirements
Bushfire assessment report for dwelling and for site	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report to consider, and be consistent with: <ol style="list-style-type: none"> a. State Planning Policy Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide; b. The Moreton Bay Regional Council Planning Scheme Policy – Bushfire hazard; c. The bushfire related matters identified in Table 1 land management plan outcomes to be achieved; d. The recommendations identified in the Bushfire Risk Assessment and Bushfire Risk Land Management plan for Cedarton Forester's Cooperative prepared by Ecological Natural Area Management, Revision 6, July 2013.
Bushfire vegetation land management plan	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. The report is to detail: <ol style="list-style-type: none"> a. Confirm all vegetation clearance is for bushfire management purposes only; b. The extent of vegetation to be removed; c. The type of vegetation to be removed; d. Why it is necessary for the vegetation to be removed and why it cannot be avoided.
Geotechnical stability report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person.

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Reports and study requirements to support Development Application	Minimum Report Requirements
	<ol style="list-style-type: none"> 2. Report is to identify and demonstrate any cut to fill pad, roads, retaining structures, outbuilding and dwelling construction has a minimal risk to the safety of people, property by landslide. 3. Report to confirm all buildings are appropriately located to minimise erosion and risk of landslide.
Effluent and wastewater disposal report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report is to be prepared in accordance with Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code and associated guidelines to confirm the suitability of each site to accommodate an on-site sewerage facility; or where a centrally located group collection treatment system is proposed, confirmation as to the suitability of the designated site to accommodate the on-site sewerage facility. 3. Detail the preventative measures to limit impact on environmentally sensitive areas such as, but not limited to, watercourses, natural habitat and vegetation. 4. Address the cumulative effects of 23 on-site domestic and community hall treatment plants over the whole site. Alternatively, where a centrally located group collection treatment system is proposed, the cumulative effects of that system and any other on-site treatment plants over the whole site.

Figure 1 – Cedarton Forester’s Cooperative land management plan – Dwelling and building location

Historic Version
MBRC Planning Scheme Version 2

6 Zones

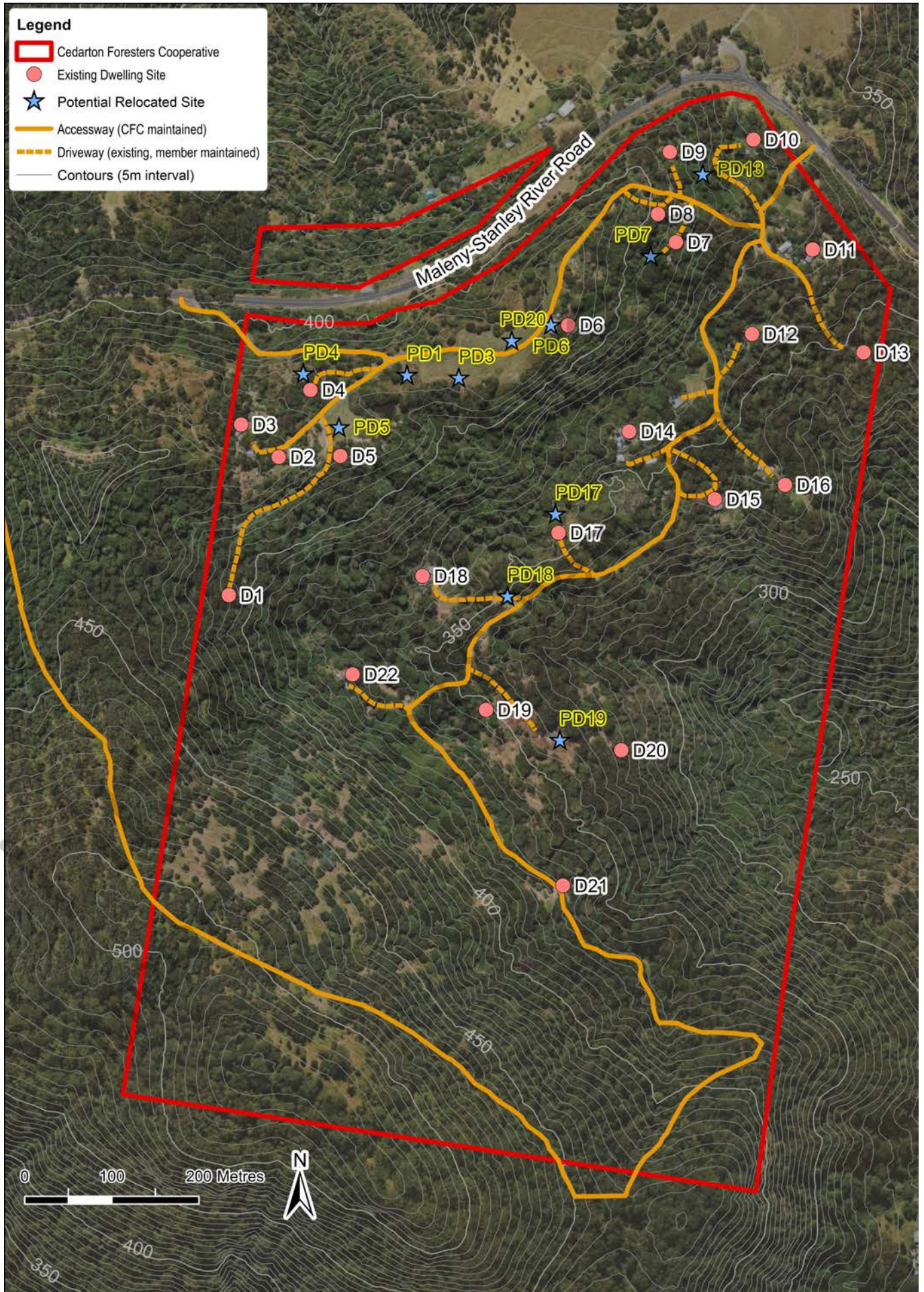


Figure 2 – Cedarton Forester’s Cooperative land management plan – Building development areas

Historic Version
MBRC Planning Scheme Version 2

6 Zones

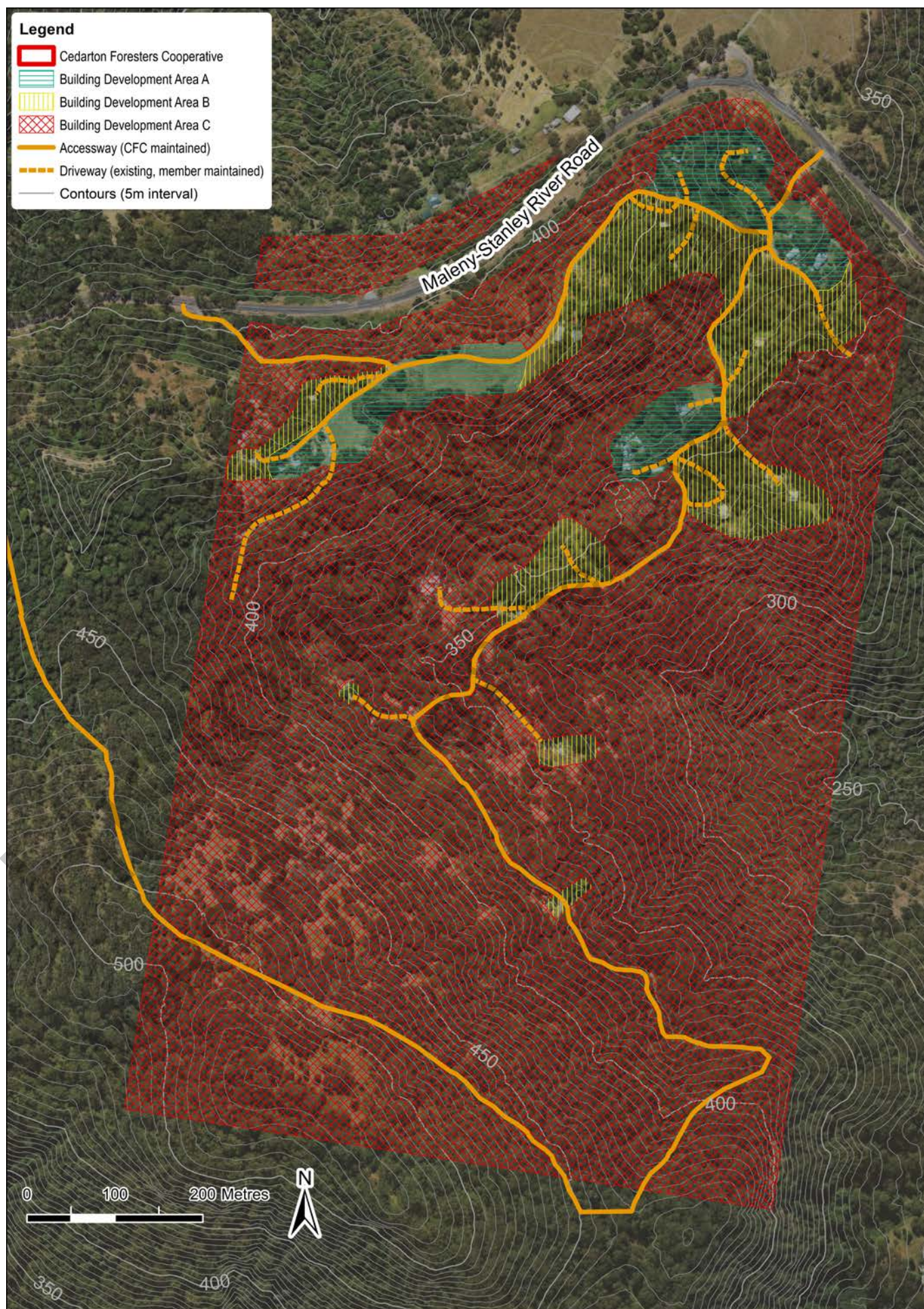
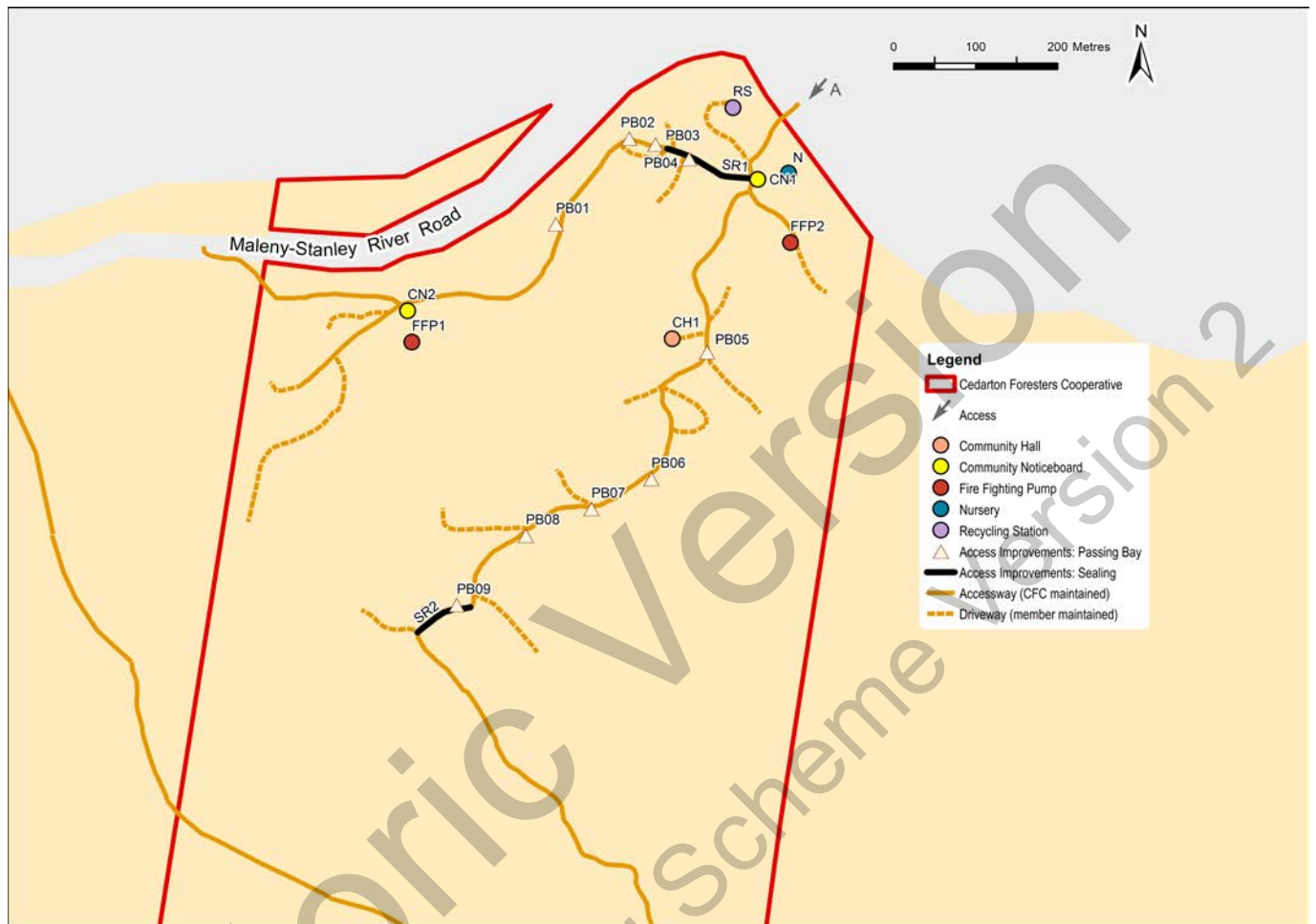


Figure 3 – Cedarton Forester’s Cooperative land management plan – Accessway and driveway improvement areas

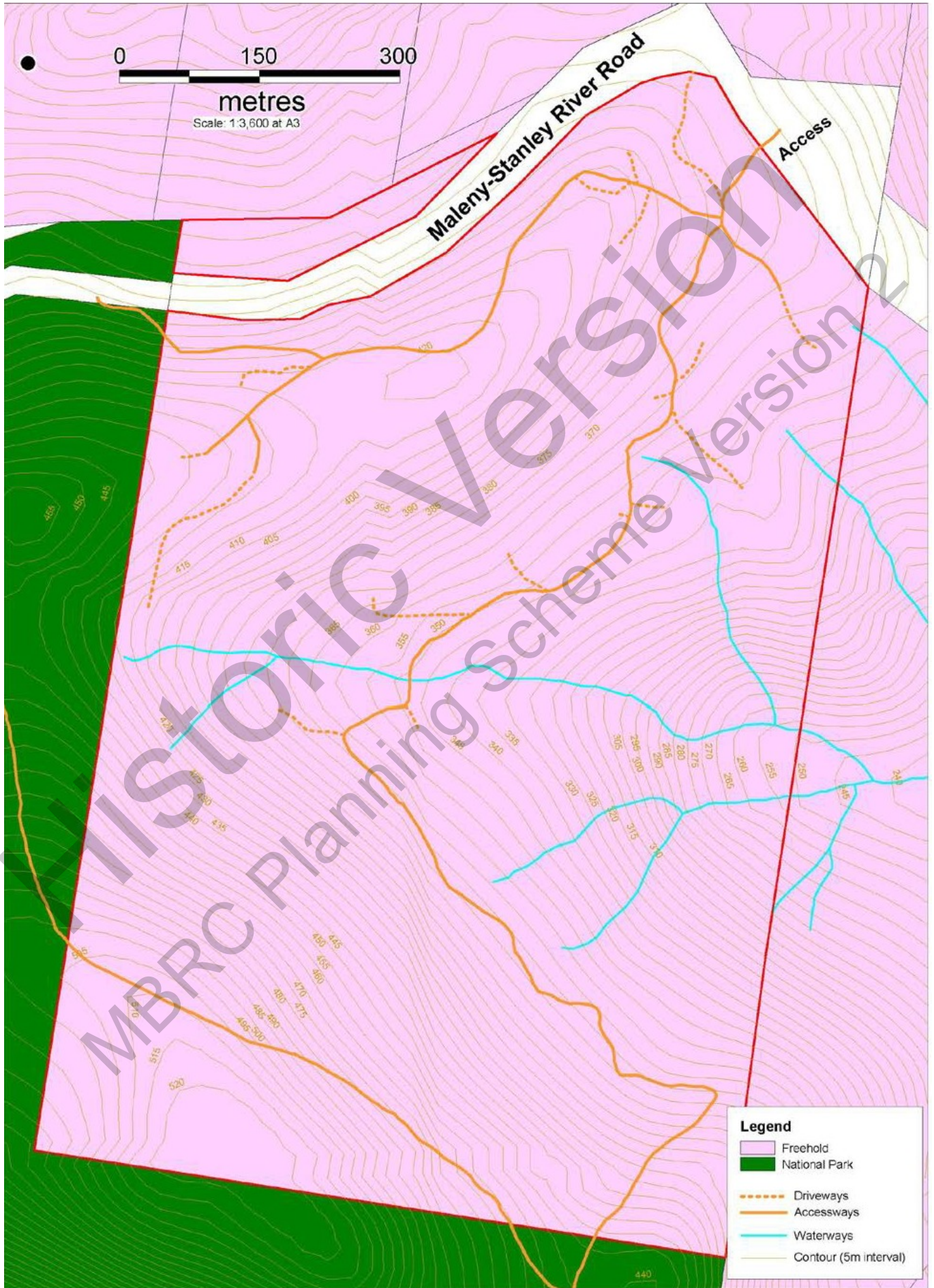


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Figure 4 – Cedarton Forester's Cooperative land management plan – Contours, accessway and water courses

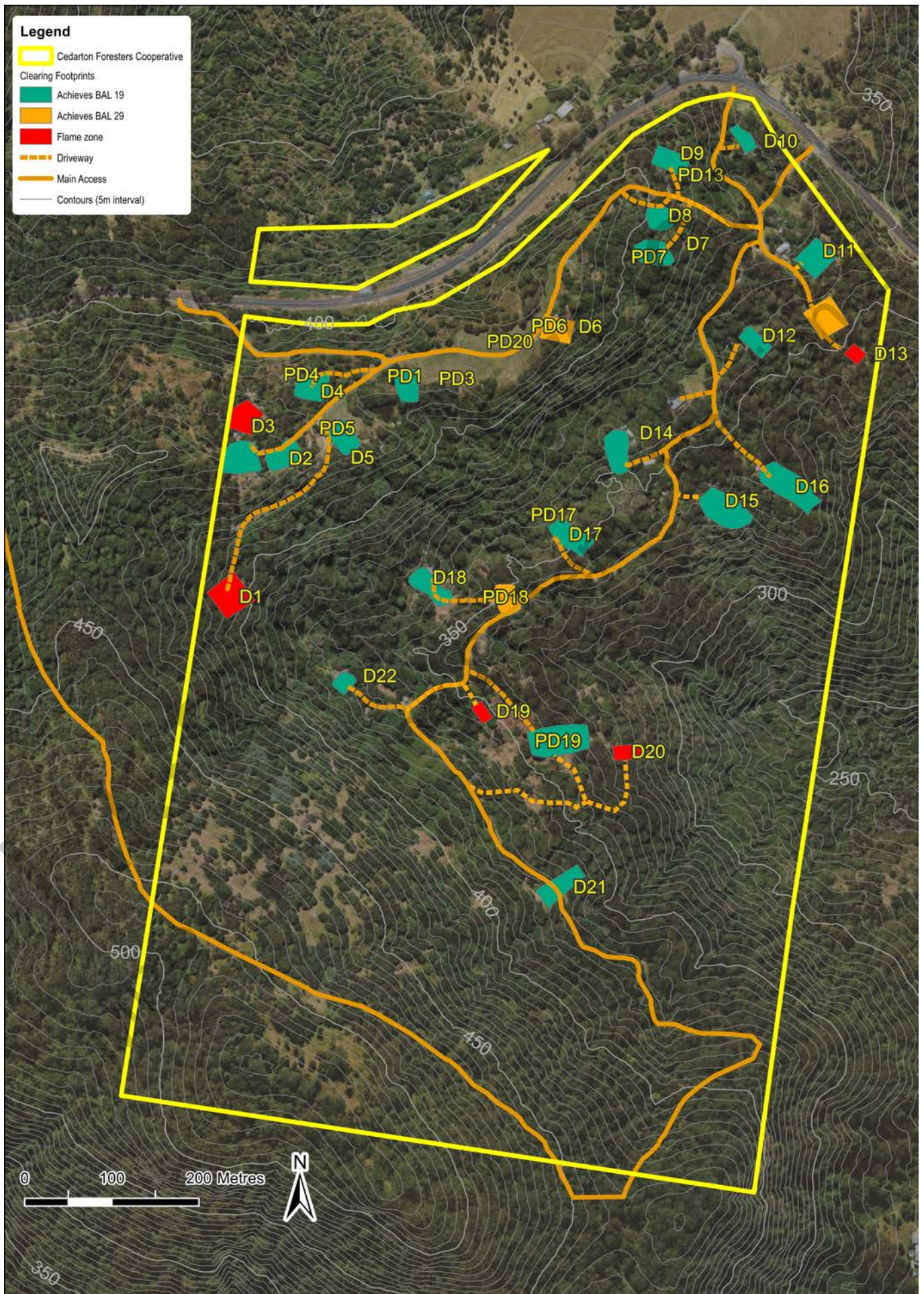
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Figure 5 – Cedarton Forester's Cooperative land management plan – Vegetation clearing areas for dwellings

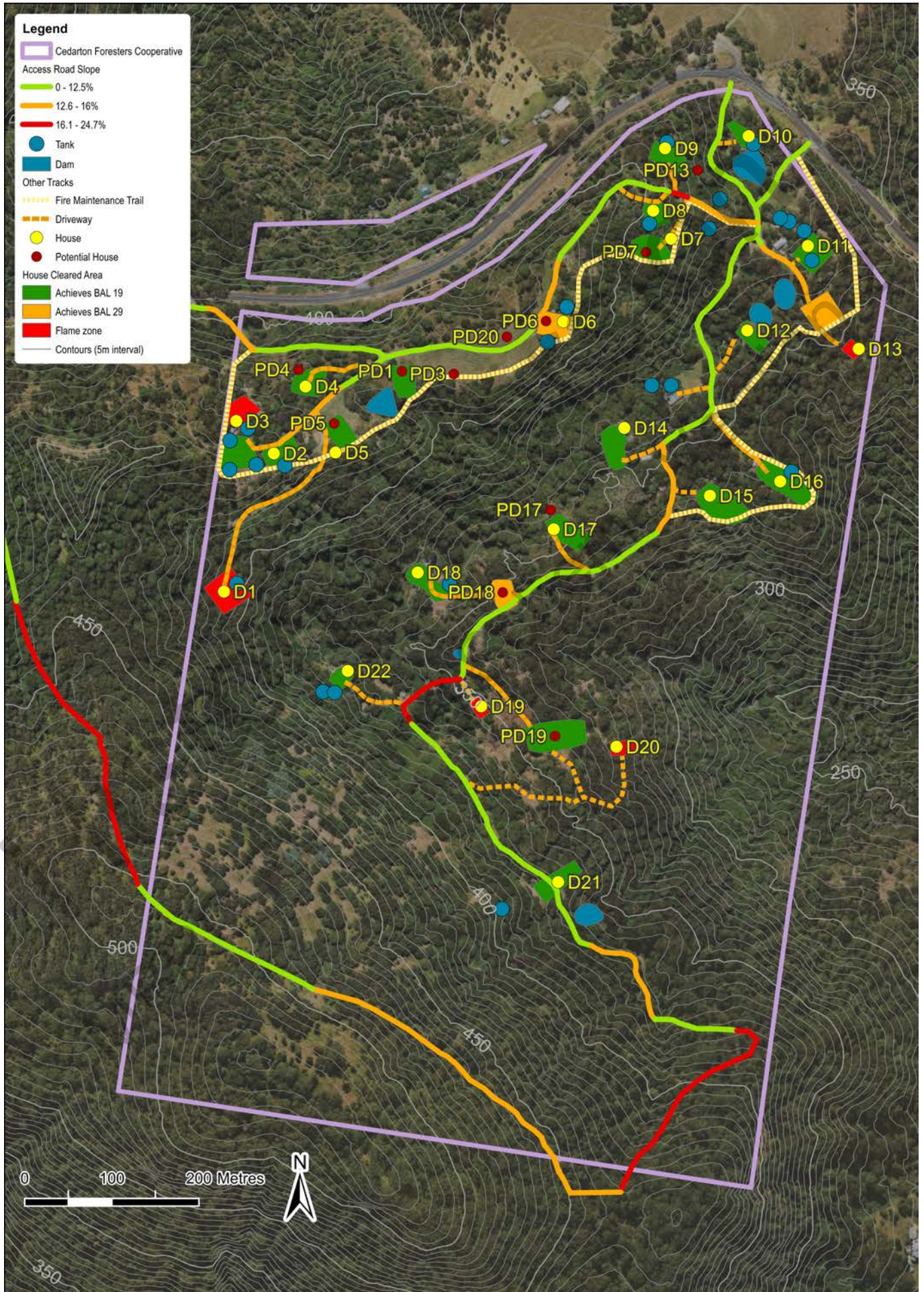
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6 Zones

Figure 6 – Cedarton Forester’s Cooperative land management plan – Fire management information and fire maintenance trail

Historic Version
MBRC Planning Scheme Version 2



6 Zones

Background information

The following documents assisted to inform the detail and content of the land management plan:

- Cedarton Forester's Cooperative Land Management Plan August 2013, prepared by Planning Strategies, printed 2 August 2013.
- Bushfire Risk Assessment and Bushfire Risk Land Management plan for Cedarton Forester's Cooperative (Lot 357 on SP119036) – Revision 6, prepared by Ecological Natural Area Management July 2013.

A copy of these documents can be obtained from Council.

Historic Version
MBRC Planning Scheme Version 2

TABLE B – MT NEBO PLANT NURSERY – LAND MANAGEMENT PLAN

Development in the Mt Nebo Plant Nursery site subject to a land management plan (see Figure 1)

1.2 Purpose of the land management plan

The site is situated at 1871 Mt Nebo Road, Mt Nebo, on land described as Lot 2 RP139965.

The purpose of the land management plan is to achieve the following identification of:

- a. The nature and extent of development permitted to occur on the site, subject to a land management plan process, namely:
 - i. A maximum of 16 dwelling sites, associated dwellings and driveways;
 - ii. Outbuildings associated with dwellings;
 - iii. Community building comprising the following:
 - A. 1 community hall for the exclusive use of shareholders only and is not available to members of the public for public use or hire;
 - B. 1 plant nursery for the exclusive use of shareholders only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public;
 - C. 1 administration/office building for the exclusive use of shareholders only;
 - D. 1 water tank.
 - iv. Accessway throughout the land management plan site.
- b. The location of development identified in (I) – (IV) above;
- c. Any additional works required to facilitate and support the development listed in (a) above;

1.2 Outcomes sought

The outcomes sought by the land management plan are as follows:

- a. To acknowledge the presence of a multiple dwelling of 16 units associated with the Mt Nebo Plant Nursery site;
- b. To limit development to that which existed on the day the planning scheme is adopted. Expansion or addition of land use and building is avoided;
- c. To ensure that any recognised development occurs in accordance with a land management plan.

Note - Figure 1 forms the land management plan for the site

Table 1 - Land management plan outcomes to be achieved

No	Subject	Applicability	Outcome to be achieved
1.	Development subject to land management plan	The land management plan site	1. Development comprises the following: <ol style="list-style-type: none"> a. A maximum of 16 dwellings and associated dwelling sites. b. Out buildings associated with dwellings. c. Community building comprising the following: <ol style="list-style-type: none"> i. 1 community hall for the exclusive use of shareholders only and is not available to members of the public for public use or hire;

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No	Subject	Applicability	Outcome to be achieved
			<ul style="list-style-type: none"> ii. 1 plant nursery for the exclusive use of shareholders only and the propagation of plants for use on the land management plan site only. The plant nursery is not to be available to the public or sell to the public; iii. 1 administration/office building for the exclusive use of shareholders only; iv. 1 water tank. <p>d. Accessway throughout the land management plan site.</p> <p>2. Development is to occur in accordance with Figure 1 Mt Nebo plant nursery land management plan – Dwelling and building location.</p>
2.	Dwellings and dwelling sites D1 – D13 and D15	14 Dwellings and dwelling sites	<ul style="list-style-type: none"> 1. Dwellings D1 – D13, D15 are to be located on sites in accordance with Figure 1 Mt Nebo Plant Nursery land management plan – Dwelling and building location. 2. Dwellings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 3. Dwellings do not exceed their current building height at time of planning scheme adoption and any new structures not exceed a height of 8m. 4. Dwellings retain their existing gross floor area, or a maximum of 100m², whichever the greater (see Table 2).
3.	Alternate location for dwellings and dwelling site for D14 and D16	D14 and D16	<ul style="list-style-type: none"> 1. Dwelling D14 is located to a cleared position downslope or to the north of its current position. 2. Dwelling D16 may locate in any position along the existing platform already create by a cut in that location. 3. Dwellings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 4. Dwellings do not exceed their current building height at time of planning scheme adoption and any new structures not exceed a height of 8m. 5. Geotechnical and bush fire reports, as identified in Table 5, are required to confirm suitability of dwelling and dwelling site.

No	Subject	Applicability	Outcome to be achieved
4.	All out buildings	All out buildings on-site, being listed or unlisted.	<ol style="list-style-type: none"> 1. All outbuildings are to be designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 2. Buildings do not exceed a height of 8m.
5.	Identified Community Buildings CB1-4	<p>CB1. - Community hall (known as the Galaxy).</p> <p>CB2 – Nursery (known as the Shadehouse).</p> <p>CB3 – Administration /office (known as the Octagon).</p> <p>CB4 – Water tank (known as Top Tank).</p>	<ol style="list-style-type: none"> 1. CB1 – CB4 are located on the site in accordance with Figure 7 Mt Nebo Plant Nursery land management plan – Dwelling and building location. 2. All buildings and structures are designed and constructed to comply with the Building Act 1975 and the Building Code of Australia. 3. All buildings and structures do not exceed a height of 8m. 4. The gross floor area associated with CB1 – 4 to be retained.
6.	Bushfire	<p>The land management plan site</p> <p>Where D14 is to remain in current location</p>	<p>The installed pumps and associated reticulation system with around 50 hosecocks is maintained and available for fire fighting purposes.</p> <ol style="list-style-type: none"> 1. D14 is to be built to a BAL 19 standard with an 8m separation from any fire source hazard. 2. D14 is to be provided with a 3m wide driveway to the accessway identified in Figure 1 Mt Nebo Plant Nursery land management plan – Dwelling and building location.
7.	Effluent and wastewater treatment and disposal	All dwelling sites, Community hall, outbuildings where applicable.	All development is to comply with the Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code.
8.	Hazardous substance storage	The land management plan site	<ol style="list-style-type: none"> 1. Any development that involves the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.1 Hazardous chemical self-assessable thresholds complies with Table 9.0.3 Hazardous chemicals assessment thresholds. 2. Development does not involve the storage or handling of hazardous chemicals listed in Schedule 9, Development involving hazardous chemicals, Table 9.0.2 Hazardous chemicals assessment thresholds.

6 Zones

Table 2 – Existing building location and site attributes

Dwelling Site Number (Dwelling site)	Name of Mt Nebo Plant Nursery shareholder	Approximate Gross floor area of existing dwelling (m2)	Identified large outbuildings and area (m2)	Reports and study requirements to establish dwelling at location
D1	Millard	105	OB01 98	
D2	McKavangh & Layton	94	-	
D3	Carrigan	17	-	
D4	Colbert	94	-	
D5	Burkett	72	-	
D6	Lachowicz	124	OB6 65	
D7	Rice & Borchers	101	OB7 86	
D8	Scattini	108	OB8 50	
D9	Scattini	272	-	
D10	Boaler	136	-	
D11	Wills	88	-	
D12	Wills	58	-	
D13	Albinger & Sanders	118	-	
D14	Young	15	-	<p>Where for current location:</p> <ul style="list-style-type: none"> • Bushfire assessment for dwelling • Geotechnical stability and slope for driveway <p>Where for new location:</p> <ul style="list-style-type: none"> • Bushfire assessment for dwelling • Bushfire assessment for site • Geotechnical stability for dwelling

Dwelling Site Number (Dwelling site)	Name of Mt Nebo Plant Nursery shareholder	Approximate Gross floor area of existing dwelling (m2)	Identified large outbuildings and area (m2)	Reports and study requirements to establish dwelling at location
				<ul style="list-style-type: none"> • Geotechnical stability for site • Geotechnical stability and slope for driveway
D15	Scattini	45	-	
D16	Wills	11	-	<ul style="list-style-type: none"> • Bushfire assessment for dwelling • Bushfire assessment for site • Geotechnical stability for dwelling • Geotechnical stability for site
Community Buildings and notable outbuildings	Name of Mt Nebo Plant Nursery shareholder	Area of existing community building (m2)	Identifier	
Community hall (Galaxy)	Scattini	206	CB1	
Nursery (Shadehouse)	Scattini	221	CB2	
Administration office (Octagon)	Scattini	14	CB3	
Water Tank (Top Tank)	Community	9	CB4	

The following table details the outcomes anticipated for the required studies and reports. These are not exhaustive but provide guidance as to the minimum information requirements each report is to contain. It is anticipated that actual content of any of the below stated reports will be more extensive and go beyond the minimum report requirements listed below given the complicated physical and topographical characteristics associated with the site.

6 Zones

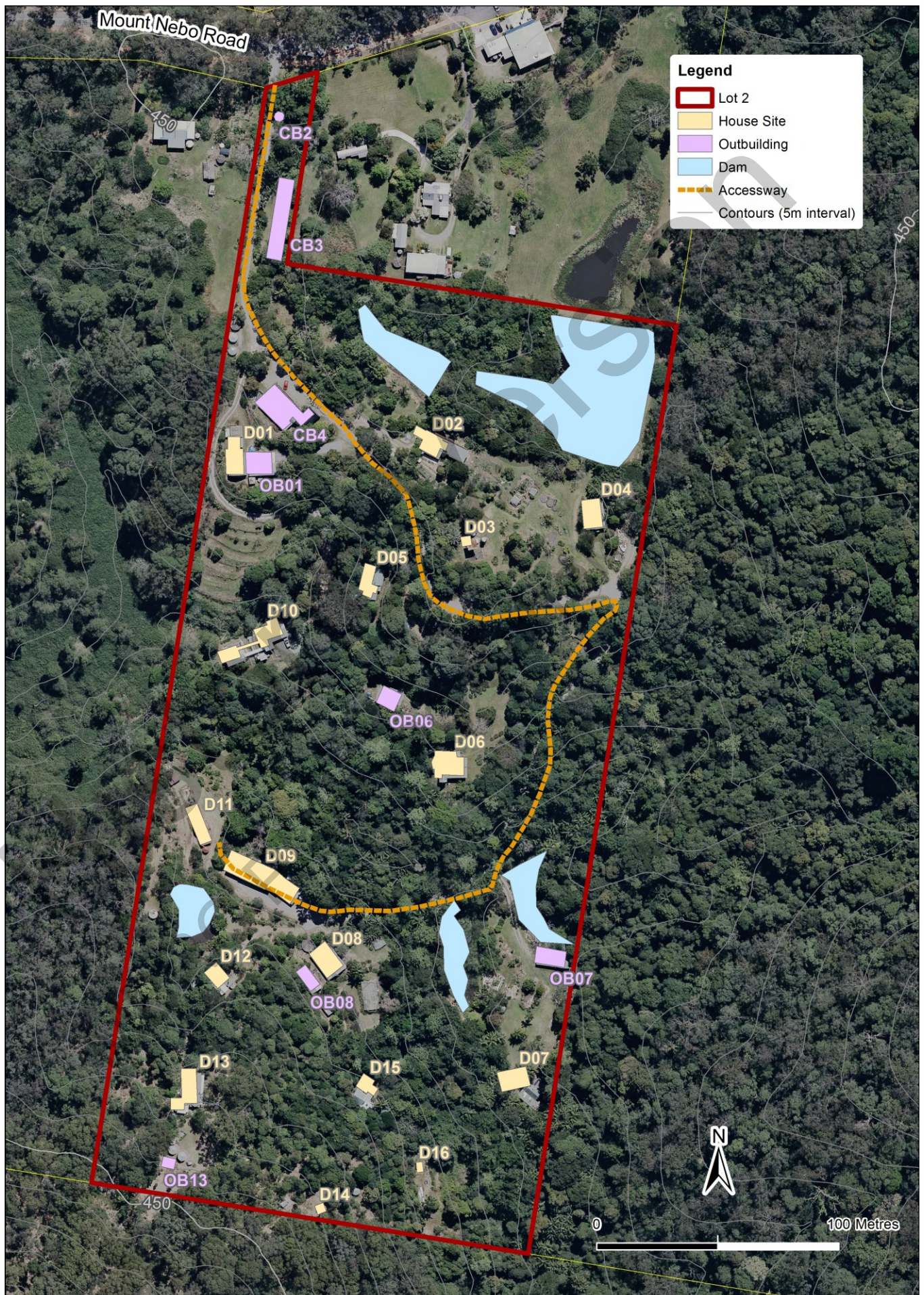
Table 3 – Guidance to Information requirements

Reports and study requirements to support Development Application	Minimum Report Requirements
Bushfire assessment report for dwelling and for site	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report to consider, and be consistent with: <ol style="list-style-type: none"> a. State Planning Policy Guideline, State interest – natural hazards, Guidance on flood, bushfire and landslide, b. The Moreton Bay Regional Council Planning Scheme Policy – Bushfire hazard, c. The bushfire related matters identified in Table 1 land management plan outcomes to be achieved, d. The recommendations identified in the Bushfire Risk Assessment and Bushfire Risk Land Management Plan for Mount Nebo Plant Nursery prepared by Ecological Natural Area Management, Revision 4, March 2014.
Geotechnical stability report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report is to identify and demonstrate any cut and fill associated with driveways and accessway, cut to fill pad, retaining structures, outbuilding and dwelling construction has a minimal risk to the safety of people, property by landslide. 3. Report to confirm buildings are appropriately located to minimise erosion and risk of landslide.
Effluent and wastewater disposal report	<ol style="list-style-type: none"> 1. Report is prepared by a suitably qualified person. 2. Report is to be prepared in accordance with Plumbing and Drainage Act 2002 and the Queensland Plumbing and Wastewater Code and associated guidelines to confirm the suitability of each site to accommodate an on-site sewerage facility; or where a centrally located group collection treatment system is proposed, confirmation as to the suitability of the designated site to accommodate the on-site sewerage facility. 3. Detail the preventative measures to limit impact on environmentally sensitive areas such as, but not limited to, watercourses, natural habitat and vegetation. 4. Address the cumulative effects of 16 on-site domestic and community buildings treatment plants over the whole site. Alternatively, where a centrally located group collection treatment system is proposed, the cumulative effects of that system and any other on-site treatment plants over the whole site.

Figure 1 – Mt Nebo Plant Nursery Land Management Plan

Historic Version
MBRC Planning Scheme Version 2

6 Zones



Background information

The following documents assisted to inform the detail and content of the land management plan:

- Mt Nebo Plant Nursery Management Plan March 2014, prepared by Paul Summers Planning Strategies, printed 4 March 2014.
- Mt Nebo Plant Nursery Report on Site Background and Current Circumstances February 2014, prepared by Paul Summers Planning Strategies, printed 20 March 2014.
- Bushfire Risk Assessment and Bushfire Risk Land Management Plan for Mt Nebo Plant Nursery (Lot 2 on RP139965) – Revision 4, prepared by Ecological Natural Area Management March 2014.

A copy of these documents can be obtained from Council.

Historic Version
MBRC Planning Scheme Version 2