

6.2.12 Township zone code

6.2.12.1 Application - Township zone

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

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

When using this code, reference should be made to section Determining the level of assessment and, where applicable, section Determining the assessment criteria located in Part 5.

For self-assessable or assessable development for this Code:

1. Part A of the code applies only to self-assessable development in the 6.2.12.1 'Township centre precinct';
2. Part B of the code applies only to assessable development in the 6.2.12.1 'Township centre precinct';
3. Part C of the code applies only to self-assessable development in the 6.2.12.2 'Township convenience precinct';
4. Part D of the code applies only to assessable development in the 6.2.12.2 'Township convenience precinct';
5. Part E of the code applies only to self-assessable development in the 6.2.12.3 'Township residential precinct';
6. Part F of the code applies only to assessable development in the 6.2.12.3 'Township residential precinct';
7. Part G of the code applies only to self-assessable development in the 6.2.12.4 'Township industry precinct';
8. Part H of the code applies only to assessable development in the 6.2.12.4 'Township industry precinct'.

6.2.12.2 Purpose - Township zone

1. The purpose of the Township zone code is to provide for small to medium size urban settlements located within a rural area.
2. The purpose of the Township zone is to ensure development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community. Facilities such as tourist attractions⁽⁸³⁾ and short-term accommodation⁽⁷⁷⁾, may be appropriate.
3. The purpose of the Township zone is to ensure the picturesque ridges, escarpments and pockets of natural vegetation surrounding the township, continue to provide a scenic setting for the township, views and landscaped character.
4. The purpose of the Township zone is to implement the policy direction set out in Part 3, Strategic Framework.
5. The Township zone includes 4 precincts which have the following purpose:
 - a. The Township centre precinct:
 - i. provides places for the community to gather and interact, promoting social activity and reinforcing a strong sense of rural identity and community;
 - ii. provides the community and commercial heart of the township;
 - iii. supports the rural areas of the region by:
 - A. supplying services and facilities to residents on rural properties;
 - B. contributing to employment self-containment and economic vitality;

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- C. providing a hub for community activity;
 - D. helping to define the unique character of the region.
 - iv. supports the central role of the townships in economic development and provides a diversity of jobs within the townships and surrounding rural areas.
- b. The Township convenience precinct:
 - i. provides places for the community to gather and interact, promoting social activity and reinforcing a strong sense of rural identity and community;
 - ii. provides the community and commercial heart of the township at a smaller scale than the township centre precinct;
 - iii. supports the rural areas of the region by:
 - A. supplying services and facilities to residents on rural properties;
 - B. contributing to employment self-containment and economic vitality;
 - C. providing a hub for community activity;
 - D. helping to define the unique character of the region.
 - iv. supports the central role of the townships in economic development and provides jobs within the townships and surrounding rural areas.
- c. The Township industry precinct:
 - i. facilitates and maintains the long term viability of a range of low impact and low intensity industrial and business activities which are compatible with adjacent commercial and residential areas and service the rural sector;
 - ii. supports the rural areas of the region by:
 - A. supplying services and facilities to residents on rural properties;
 - B. contributing to employment self-containment and economic vitality;
 - C. helping to define the unique character of the region.
 - iii. supports the central role of the townships in economic development and provides a diversity of jobs within the townships and surrounding rural areas.
- d. The Township residential precinct provides a lifestyle choice being characteristic of its location surrounded by rural areas often in a picturesque setting. Development, therefore, shall be of a scale and intensity consistent with and complementary to the established low density, low intensity, 'rural community character' residential form prominent in these areas.

6.2.12.1 Township centre precinct

6.2.12.1.1 Purpose - Township centre precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township centre precinct:
 - a. Development achieves a compact form, consolidating and reinforcing the Township centre as the community and commercial service activity node for the rural areas of the Region. Development continues to provide places for informal gathering and social interaction, reinforcing a sense of identity and community.
 - b. Development is designed and located on site to maintain and contribute to the rural community character (which could also be described as Australian country town, rustic, picturesque, having links to rural farming history or having a rural setting etc) and unique sense of place of the townships, while protecting and enhancing the local or historic character through:
 - i. recognising and incorporating traditional rural character and integrating such elements with existing buildings;
 - ii. retaining mature trees and native vegetation wherever possible;
 - iii. ensuring infrastructure (e.g. electricity) is discreetly located and not visually dominant in the streetscape;
 - iv. ensuring the entrance to a township retains a 'gateway' or sense of arrival that is welcoming and distinguishes the township as a rural community;
 - v. providing continuous awnings and active shop⁽⁷⁵⁾ fronts that are built to the street alignment.
 - c. Development ensures the precinct contains a mix of uses that provide a range of services to the growing rural sector, the residential population, and the tourism industry focused around local shopping, commercial, community and recreation facilities and short term visitor / tourist accommodation.
 - d. Development is of a low intensity and small scale which contributes to and does not detract from the character and identity of the township. Development will only meet the needs of the township and surrounding rural areas of the region (for example, a township centre precinct may contain retail activities including a full-line supermarket, convenience stores, personal services, specialty stores. However, does not include department stores (including discount department stores)).
 - e. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining the precinct.
 - f. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.
 - g. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.
 - h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
 - j. The design, siting and construction of buildings within a township centre:
 - i. incorporate traditional architectural style and design elements to maintain the country town character (e.g. roof form, awnings, verandahs, parapets, window hoods, louvres and shutters, fretwork, stained glass, ornamental panels and utilises colours that are subdued and successfully blend with surrounding buildings and streetscape);
 - ii. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;

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- iii. maintains a human scale, through appropriate building heights and form;
 - iv. is centred around a main street;
 - v. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - vi. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vii. does not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - viii. locates tenancies at the street with car parking at the rear;
 - ix. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - x. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - xi. includes buffers or other treatments measures to respond to the interface with residential zoned land.
- k. Development is contained within the precinct boundaries and does not result in centre uses occurring outside of the Township centre precinct onto adjoining zones or precincts.
- l. General works associated with the development achieves the following:
- i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- p. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
- i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;

- iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
- iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
- A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
- v. protecting native species and protecting and enhancing species habitat;
- vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
- vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
- viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
- ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
- x. ensuring effective and efficient disaster management response and recovery capabilities;
- xi. where located in an overland flow path:
- A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;
 - C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;
 - D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.
- q. Development in the Township centre precinct includes one or more of the following uses:

<ul style="list-style-type: none"> • Agricultural supplies store⁽²⁾ • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Car wash⁽¹¹⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ - if not adjoining a sensitive land use • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ 	<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Hardware and trade supplies⁽³²⁾ • Health care services⁽³³⁾ • Hotel⁽³⁷⁾ 	<ul style="list-style-type: none"> • Place of worship⁽⁶⁰⁾ • Rooming accommodation⁽⁶⁹⁾ • Sales office⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Short-term accommodation⁽⁷⁷⁾
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<ul style="list-style-type: none"> Dual occupancy⁽²¹⁾ - if on a lot with a non-residential use Dwelling unit⁽²³⁾ 	<ul style="list-style-type: none"> Indoor sport and recreation⁽³⁸⁾ Low impact industry⁽⁴²⁾ - if not located adjoining a main street Market⁽³⁸⁾ Office⁽⁵³⁾ 	<ul style="list-style-type: none"> Theatre⁽⁸²⁾ Veterinary services⁽⁸⁷⁾
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r. Development in the Township centre precinct does not include any of the following uses:

<ul style="list-style-type: none"> Adult store⁽¹⁾ Air services⁽³⁾ Animal husbandry⁽⁴⁾ Animal keeping⁽⁵⁾ Aquaculture⁽⁶⁾ Brothel⁽⁸⁾ Bulk landscape supplies⁽⁹⁾ Cemetery⁽¹²⁾ Crematorium⁽¹⁸⁾ Cropping⁽¹⁹⁾ Detention facility⁽²⁰⁾ Dwelling house⁽²²⁾ Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> High impact industry⁽³⁴⁾ Intensive animal industry⁽³⁹⁾ Intensive horticulture⁽⁴⁰⁾ Landing⁽⁴¹⁾ Major electricity infrastructure⁽⁴³⁾ Major sport, recreation and entertainment facility⁽⁴⁴⁾ Marine industry⁽⁴⁵⁾ Medium impact industry⁽⁴⁷⁾ Motor sport facility⁽⁴⁸⁾ Nightclub entertainment facility⁽⁵¹⁾ Permanent plantation⁽⁵⁹⁾ 	<ul style="list-style-type: none"> Port services⁽⁶¹⁾ Relocatable home park⁽⁶²⁾ Renewable energy facility⁽⁶³⁾ Research and technology industry⁽⁶⁴⁾ Resort complex⁽⁶⁶⁾ Rural industry⁽⁷⁰⁾ Rural workers' accommodation⁽⁷¹⁾ Special industry⁽⁷⁹⁾ Transport depot⁽⁸⁵⁾ Warehouse⁽⁸⁸⁾ Wholesale nursery⁽⁸⁹⁾ Winery⁽⁹⁰⁾
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s. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the precinct and zone.

6.2.12.1.2 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 6.2.12.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part A Table 6.2.12.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO1	PO2
SAO2	PO4

SAO3	PO5
SAO4	PO7
SAO5	PO13
SAO6	PO14
SAO7	PO16
SAO8	PO22
SAO9	PO23
SAO10	PO25
SAO11	PO29-PO32
SAO12	PO29-PO32
SAO13	PO33
SAO14	PO35-PO40
SAO15	PO44
SAO16	PO44
SAO17	PO46
SAO18	PO48
SAO19	PO50
SAO20	PO51
SAO21	PO53
SAO22	PO55
SAO23	PO56
SAO24	PO53
SAO25	PO57
SAO26	PO57-PO62
SAO27	PO59
SAO28	PO63
SAO29	PO63
SAO30	PO63
SAO31	PO64
SAO32	PO65
SAO33	PO67
SAO34	PO67
SAO35	PO66
SAO36	PO67
SAO37	PO73
SAO38	PO75

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SAO39	PO76
SAO40	PO77
SAO41	PO77
SAO42	PO77
SAO43	PO77
SAO44	PO79
SAO45	PO80-PO91
SAO46	PO80-PO91
SAO47	PO92
SAO48	PO92
SAO49	PO95
SAO50	PO95
SAO51	PO95
SAO52	PO96-PO98, PO100-PO102
SAO53	PO96-PO98, PO100-PO102
SAO54	PO96-PO98
SAO55	PO99
SAO56	PO103
SAO57	PO104

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part B, Table 6.2.12.1.2.

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

Part A - Criteria for self-assessable development - Township centre precinct

Table 6.2.12.1.1 Self-assessable development - Township centre precinct

Self-assessable acceptable outcomes	
General criteria	
Active frontage	
SAO1	<p>Where involving an extension (building work) in front of the main building line:</p> <ol style="list-style-type: none"> a. a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m; b. the minimum window or glazing remains uncovered and free of signage.

Self-assessable acceptable outcomes	
	<p style="text-align: center;">Figure - Glazing</p>
Building height	
SAO2	Where involving an extension (building work), building height does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
SAO3	Where involving an extension (building work), buildings are setback at least: <ul style="list-style-type: none"> i. 6 metres from the rear boundary; ii. 2.5 metres from a side boundary adjoining a sensitive land use.
Built form	
SAO4	Where involving an extension (building work) adjoining the street, the development provides awnings on the street frontage for the full length of any wall fronting the road boundary to the site. Awnings are to: <ul style="list-style-type: none"> i. be cantilevered; ii. have a maximum soffit height of 4m above finished ground level; iii. be a minimum of 3 metres wide measured from the front building line to the kerb or be setback a minimum of 600mm from the face of the kerb.

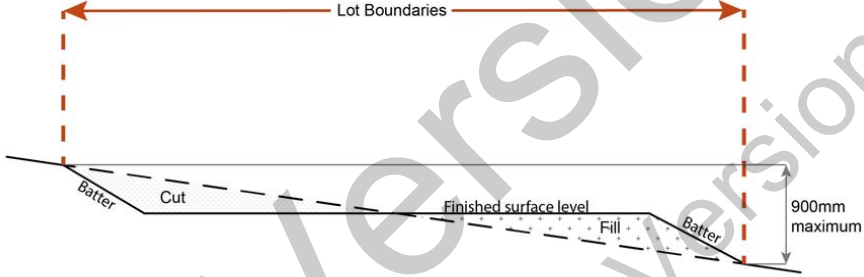
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Self-assessable acceptable outcomes	
<p>Figure - Awning</p>	
Car parking	
SA05	Development provides car parking spaces in accordance with Schedule 7 - Car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.
SA06	Car parking spaces (other than existing spaces) are not located in front of the main building line.
SA07	Where altering the layout of car parking or manoeuvring areas within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid screen fence is provided for the full length of the property boundary.
Waste	
SA08	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
SA09	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
SA010	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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Hazardous Chemicals	

Self-assessable acceptable outcomes	
SAO11	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 Table 9.0.3 Hazardous Chemicals Self-Assessable Criteria.
SAO12	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	
SAO13	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol style="list-style-type: none"> Clearing of a habitat tree located within an approved development footprint; 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; Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 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; Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 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	
SAO14	<p>Where available, the development is connected to:</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband; reticulated sewerage; reticulated water; sealed and dedicated road.
Access	

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Self-assessable acceptable outcomes	
SAO15	Any new or changes to existing site access and driveways are designed and located in accordance with: <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.
SAO16	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	
SAO17	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. <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>
SAO18	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: <ol style="list-style-type: none"> is for urban purposes only; involves a land area greater than 2500m²; will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.
Site works and construction management	
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. <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
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	

Self-assessable acceptable outcomes	
SAO25	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard 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>
SAO26	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
SAO27	<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>
<p>Fire services</p> <p>Note - The provisions under this heading only apply if:</p> <ol style="list-style-type: none"> the development is for, or incorporates: <ol style="list-style-type: none"> reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <ol style="list-style-type: none"> none of the following exceptions apply: <ol style="list-style-type: none"> the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. 	

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Self-assessable acceptable outcomes	
<p>Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.</p>	
SAO28	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ol style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ol style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
SAO29	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ol style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
SAO30	<p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
SAO31	<p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.

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	<p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> in a form; of a size; illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
SAO32	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Residential uses (dwelling units ⁽²³⁾ and caretakers accommodation ⁽¹⁰⁾)	
SAO33	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
SAO34	Dwellings are located behind or above the non-residential use on-site.
SAO35	<p>Dwellings are provided with a private open space area that:</p> <ol style="list-style-type: none"> is directly accessible from a living area within the dwelling; is screened for privacy; ground level dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.
SAO36	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services.
Sales office ⁽⁷²⁾	
SAO37	The use is not carried out for longer than 2 years.
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>	
SAO38	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.

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Self-assessable acceptable outcomes	
SAO39	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.
SAO40	Equipment shelters and associated structures are located: <ol style="list-style-type: none"> directly beside the existing equipment shelter and associated structures; behind the main building line; further away from the frontage than the existing equipment shelter and associated structures; 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.
SAO41	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO42	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO43	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>
SAO44	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria	
<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>	
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)	
<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; 	

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- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.

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

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

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

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

SAO45

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

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

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

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

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

SAO46

No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.

This does not apply to the following:

- a. Clearing of native vegetation located within an approved development footprint;
- b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural,

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Self-assessable acceptable outcomes	
	<p>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;</p> <ul style="list-style-type: none"> 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.
Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)	
<p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
SAO47	<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>
SAO48	<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>
SAO49	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
SAO50	<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.
SAO51	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

Self-assessable acceptable outcomes	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO52	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.
SAO53	<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>
SAO54	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO55	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.
SAO56	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)	
<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>	
SAO57	<p>No development is to occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)	

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Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

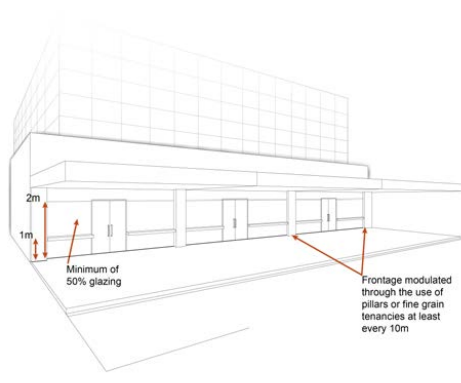
Part B - Criteria for assessable development - Township centre precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part B, Table 6.2.12.1.2.

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

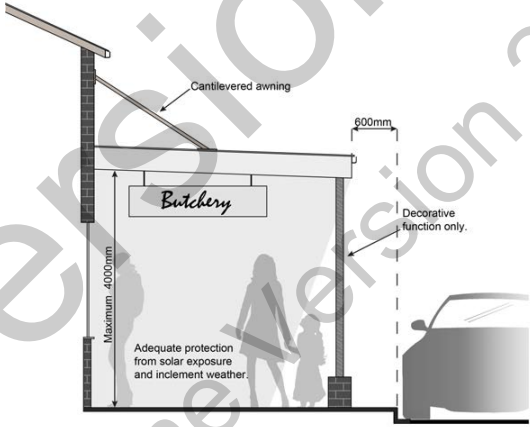
Table 6.2.12.1.2 Assessable development - Township centre precinct

Performance outcomes	Acceptable outcomes
General criteria	
Centre network and function	
<p>PO1</p> <p>Development in the Township centre precinct:</p> <ul style="list-style-type: none"> a. is of a limited size, and small scale; b. only provides for the needs of the township and surrounding rural areas. 	<p>AO1</p> <p>Retail and commercial uses consists of:</p> <ul style="list-style-type: none"> a. small format supermarket with a maximum GFA of 1200m²; b. small format retail or commercial tenancies with a maximum GFA of 100m² each.
Active frontage	
<p>PO2</p> <p>Development addresses and activates streets and public spaces by:</p> <ul style="list-style-type: none"> a. retaining the traditional township pattern of shop⁽⁷⁵⁾ fronts and continuous street facades; b. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving); c. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement; d. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space; e. locating car parking areas behind or under buildings to not dominate the street environment; 	<p>AO2.1</p> <p>Development addresses the street frontage.</p>
	<p>AO2.2</p> <p>New buildings and extensions are built to the street alignment.</p>
	<p>AO2.3</p> <p>At-grade car parking:</p> <ul style="list-style-type: none"> a. does not adjoin a main street or a corner; b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>

<p>f. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p> <p>g. establishing or maintaining human scale.</p>	<p>AO2.4</p> <p>Development on corner lots:</p> <ol style="list-style-type: none"> addresses both street frontages; expresses strong visual elements, including feature building entries. <p>AO2.5</p> <p>Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.</p> <p>AO2.6</p> <p>The front facade of the building:</p> <ol style="list-style-type: none"> is made up of a minimum of 50% windows or glazing between a height of 1m and 2m; the minimum area of window or glazing is to remain uncovered and free of signage. <p>Note - This does not apply to Adult stores⁽¹⁾.</p> <p style="text-align: center;">Figure - Glazing</p>  <p>AO2.7</p> <p>Each tenancy does not have a street frontage width greater than 10m; or they are sleeved by smaller tenancies (e.g. retail and similar uses).</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
Streetscape	
PO3	No acceptable outcome provided.

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<p>Development contributes to an attractive and walkable street environment through the provision of streetscape features (e.g. footpaths, paving/stencilled concrete, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design. Streetscape features are to be:</p> <ol style="list-style-type: none"> predominantly of natural materials. simple, in design and form; functional; low maintenance; incorporate robust forms and features. <p>Editor's note - Additional approvals may be required where works are required within road reserves.</p>	
Building height	
<p>PO4</p> <p>The height of buildings reflect the individual character of the centre.</p>	<p>A04</p> <p>Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Setbacks	
<p>PO5</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers etc.; protect the amenity of adjoining sensitive land uses. 	<p>No acceptable outcome provided.</p>
Site area	
<p>PO6</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No acceptable outcome provided.</p>
Built form	
<p>PO7</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p>	<p>A07</p> <p>Continuous awnings are to:</p> <ol style="list-style-type: none"> be cantilevered;

<p>a. provide adequate protection for pedestrians from solar exposure and inclement weather;</p> <p>b. are integrated with the design of the building and the form and function of the street;</p> <p>c. do not compromise the provision of street trees and signage;</p> <p>d. ensure the safety of pedestrians and vehicles (e.g. No support poles).</p>	<p>b. have a maximum soffit height of 4m above finished ground level;</p> <p>c. be a minimum of 3 metres wide, measured from the front building line to the kerb; or</p> <p>d. be setback a minimum of 600mm from the face of the kerb.</p> <p style="text-align: center;">Figure - Awning</p>  <p>Note - Where street trees or lights poles are provided, a greater setback may be permitted.</p>
<p>PO8</p> <p>Where located adjacent to land zoned for residential purposes, site development and built form:</p> <p>a. is sympathetic to the low scale residential nature of the area;</p> <p>b. minimises overlooking and overshadowing;</p> <p>c. maintains privacy of residential development;</p> <p>d. does not cause significant loss of amenity to neighbouring residents;</p> <p>e. does not create safety or security issues by creating potential concealment areas or interfering with sight lines.</p>	<p>No acceptable outcome provided.</p>
<p>PO9</p> <p>Building design and facades reinforce the township character and provide interest to the streetscape. Design principles include:</p> <p>a. roofs with simple forms and rooflines;</p> <p>b. roofs with pitches, gables and overhangs;</p> <p>c. articulation of parapets;</p>	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> d. roof materials that are predominantly non-tile; e. verandahs; f. facades with depth, recesses, patterning and parapets; g. facades that incorporate variations in materials, colours and textures. 	
<p>PO10</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. provide universal access for persons with disabilities. 	<p>No acceptable outcome provided.</p>
<p>PO11</p> <p>Dedicated pedestrian pathways are provided between the road frontage and entrances to the building/s.</p> <p>Pedestrian pathways:</p> <ul style="list-style-type: none"> a. are clearly visible from the street; b. are connected to pedestrian footpaths on the street frontage and adjoining sites; c. are of adequate standard to permit universal access; d. are low-maintenance and have a surface finish that is slip-resistant and is sympathetic to existing pavement treatments in the township; e. are adequately lit at all times to ensure public safety and security. <p>Note - The design provisions for footpaths outlined in the MBRC Street Design Manual (Planning scheme policy - Integrated design) may assist in demonstrating compliance with this Performance Outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO12</p> <p>Buildings are designed, oriented and constructed to:</p> <ul style="list-style-type: none"> a. minimise energy consumption; b. maximise opportunities for the use of natural forms of heating, cooling and lighting. 	<p>AO12</p> <p>Buildings incorporate the following elements:</p> <ul style="list-style-type: none"> a. passive heating and cooling through orientation, siting and design; b. natural air movement and cross ventilation; c. weather protection and shading;

	<ul style="list-style-type: none"> d. landscaping that regulates temperatures in living spaces; e. natural lighting; f. design that facilitates the installation and efficient operation of renewable energy technology.
Car parking	
<p>PO13</p> <p>The number of car parking spaces is managed to:</p> <ul style="list-style-type: none"> a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options; b. not include an oversupply of car parking spaces. <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO13</p> <p>On-site car parking is provided at a rate identified in Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p>
<p>PO14</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>AO14</p> <p>On-site landscaping is provided within car parking areas, to:</p> <ul style="list-style-type: none"> a. screen car parking and servicing areas from Williams Street in Dayboro, Main Street in Samford, Archer Street in Woodford; b. screen car parking and servicing areas from adjoining buildings; c. incorporate shade trees. <p>Note - To demonstrate compliance with this performance outcome the preparation of a landscape plan is provided in accordance with Planning scheme policy - Integrated design.</p>
<p>PO15</p> <p>Driveways to rear car parking areas are designed to:</p> <ul style="list-style-type: none"> a. retain the scale and continuity of the streetscape; b. provide safe and convenient access; c. allow for sharing or co-location; d. provide adequate and safe sight distances. 	<p>AO15</p> <p>Driveways to rear car parking areas are generally located adjacent to the side property boundary</p>
PO16	AO16

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<p>Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.</p>	<p>Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.</p>				
<p>PO17</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No acceptable outcome provided.</p>				
<p>PO18</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> a. does not impact on the safety of the external road network; b. ensures the safe movement of vehicles within the site. 	<p>AO18</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>				
<p>PO19</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <ol style="list-style-type: none"> a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. of a width to allow safe and efficient access for prams and wheelchairs. 	<p>No acceptable outcome provided.</p>				
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>					
<p>PO20</p> <ol style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ol style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and 	<p>AO20.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="791 1984 1469 2040"> <thead> <tr> <th data-bbox="791 1984 1102 2040">Use</th> <th data-bbox="1102 1984 1469 2040">Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Use	Minimum Bicycle Parking		
Use	Minimum Bicycle Parking				

<p>ii. adequate provision for securing belongings; and</p> <p>iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors.</p> <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <p>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</p> <p>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</p> <p>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters.</p> <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the acceptable outcomes under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<table border="1" data-bbox="794 203 1473 443"> <tr> <td>Residential uses comprised of dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td>Non-residential uses</td> <td>Minimum 1 space per 200m² of GFA</td> </tr> </table> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>AO20.2</p> <p>Bicycle parking is:</p> <p>a. provided in accordance with <i>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>;</p> <p>b. protected from the weather by its location or a dedicated roof structure;</p> <p>c. located within the building or in a dedicated, secure structure for residents and staff;</p> <p>d. adjacent to building entrances or in public areas for customers and visitors.</p> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled, provided they are within 100 metres of the entrance to the building.</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>AO20.3</p> <p>For non-residential uses, storage lockers:</p> <p>a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);</p> <p>b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p>	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
Residential uses comprised of dwellings	Minimum 1 space per dwelling						
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking						
Non-residential uses	Minimum 1 space per 200m ² of GFA						

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

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

AO20.4

For non-residential uses, changing rooms:

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

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

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

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

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

	<p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>
Loading and servicing	
<p>PO21</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> are not visible from any street frontage; are integrated into the design of the building; include screening and buffers to reduce negative impacts on adjoining sensitive land uses; are consolidated and shared with adjoining sites where possible. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p>No acceptable outcome provided.</p>
Waste	
<p>PO22</p> <p>Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>AO22</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.</p>
Landscaping and fencing	
<p>PO23</p> <p>On-site landscaping:</p> <ol style="list-style-type: none"> is incorporated into the design of the development; reduces the dominance of car parking and servicing areas from the street frontage; incorporates shade trees in car parking areas; retains mature trees wherever possible; 	<p>No acceptable outcome provided.</p>

6 Zones

<p>e. contributes to quality public spaces and the microclimate by providing shelter and shade;</p> <p>f. maintains the achievement of active frontages and sightlines for casual surveillance.</p> <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	
<p>PO24</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>AO24</p> <p>Any side boundary fencing located between the road frontage and the main building line does not exceed 1.2m in height maintains transparency and pedestrian connectivity.</p>
<p>Lighting</p>	
<p>PO25</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	<p>No acceptable outcome provided.</p>
<p>Amenity</p>	
<p>PO26</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
<p>Noise</p>	
<p>PO27</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>PO28</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>AO28.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <hr/> <p>AO28.2</p>

<p>a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</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>Noise attenuation structures (e.g. walls, barriers or fences):</p> <p>a. are not visible from an adjoining road or public area unless:</p> <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. <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>PO29</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>AO29.1</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> <p>a. For any hazard scenario involving the release of gases or vapours:</p> <ol style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <p>b. For any hazard scenario involving fire or explosion:</p> <ol style="list-style-type: none"> i. 7kPa overpressure; ii. 4.7kW/m2 heat radiation. <p>If criteria AO29.1 (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>

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	<p>AO29.2</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 AO29.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10⁻⁶/year.</p> <hr/> <p>AO29.3</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 AO29.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO30</p>	<p>AO30</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.	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>PO31</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>AO31</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>PO32</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>AO32.1</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> <ul 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>AO32.2</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>
Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO33</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner 	No acceptable outcome provided

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<p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	
Works criteria	
Utilities	
<p>PO34</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No acceptable outcome provided</p>
<p>PO35</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO35</p> <p>Development is connected to underground electricity.</p>
<p>PO36</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO37</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p>PO38</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>AO38.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>
	<p>AO38.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO39</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>AO39</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>PO40</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No acceptable outcome provided</p>

Access	
<p>PO41</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> a. prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); b. provides safety and security of people and property at all times; c. does not impede active transport options; d. does not impact on the safe and efficient movement of traffic external to the site; e. where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No acceptable outcome provided</p>
<p>PO42</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>	<p>No acceptable outcome provided</p>
<p>PO43</p> <p>The layout of the development does not compromise:</p> <ol style="list-style-type: none"> a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>AO43.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>
	<p>AO43.2</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>AO43.3</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>AO43.4</p> <p>The lot layout allows forward access to and from the site.</p>

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<p>PO44</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO44.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol 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. <p>AO44.2</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>AO44.3</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>PO45</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>No acceptable outcome provided</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>	
Stormwater	
<p>PO46</p> <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>No acceptable outcome provided</p>
<p>PO47</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>PO48</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>No acceptable outcome provided</p>

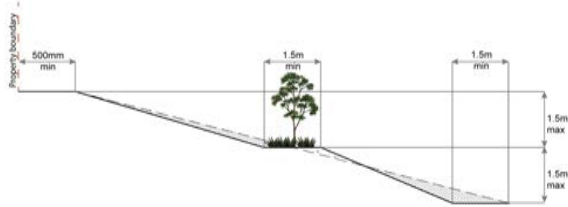
6 Zones

<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>PO49</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</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>Site works and construction management</p>	
<p>PO50</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO51</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO51.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO51.2</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>

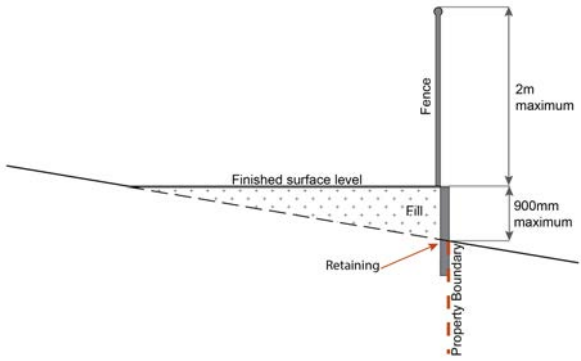
	<p>AO51.3</p> <p>The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques to control erosion and sediment and dust from leaving the property.</p>
	<p>AO51.4</p> <p>Where works are proposed in proximity to an existing street tree, an 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>PO52</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>AO52</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO53</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>AO53.1</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>AO53.2</p> <p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.</p> <p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>
<p>PO54</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>AO53.3</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>AO54</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. grassed.

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	Note - These areas are to be maintained during any maintenance period to maximise grass coverage from grass seeding of these areas.
<p>PO55</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>AO55.1</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>AO55.2</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>PO56</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	No acceptable outcome provided
Earthworks	
<p>PO57</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"> the natural topographical features of the site; short and long-term slope stability; soft or compressible foundation soils; reactive soils; low density or potentially collapsing soils; existing fill and soil contamination that may exist on-site; the stability and maintenance of steep rock slopes and batters; excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential). 	<p>AO57.1</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>AO57.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p>
	<p>AO57.3</p>

<p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO57.4</p> <p>All filling or excavation is contained on-site.</p> <p>AO57.5</p> <p>All fill placed on-site is:</p> <ol style="list-style-type: none"> limited to that required for the necessary approved use; clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill). <p>AO57.6</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>PO58</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO58</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p>Figure - Embankment</p> 
<p>PO59</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>AO59.1</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> <p>AO59.2</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

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	<p>entity infrastructure above that which existed prior to the earthworks being undertaken.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>
<p>PO60</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>PO61</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 scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No acceptable outcome provided.</p>
<p>Retaining walls and structures</p>	
<p>PO62</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO62</p> <p>Earth retaining structures:</p> <ol style="list-style-type: none"> are not constructed of boulder rocks or timber; where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <p style="text-align: center;">Figure - Retaining on boundary</p> 

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

Figure - Cut

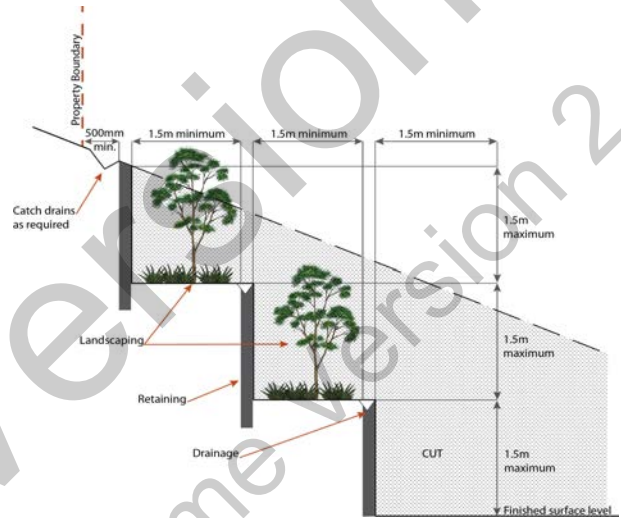
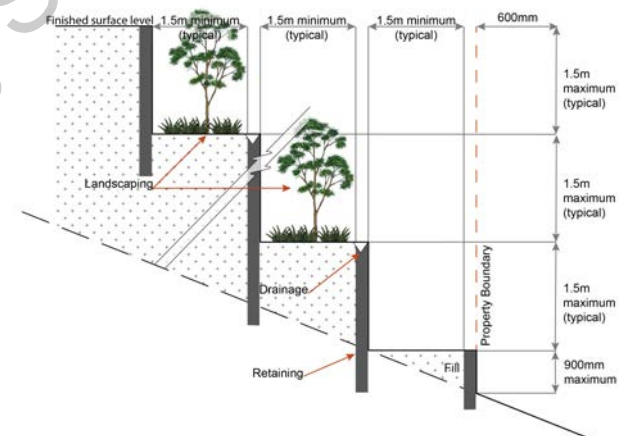


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

- b. none of the following exceptions apply:

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

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

PO63

Development incorporates a fire fighting system that:

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

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

AO63.1

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

Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;
- b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);
- c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:
 - i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;
 - ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;
 - iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities;
- d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.

AO63.2

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

- a. an unobstructed width of no less than 3.5m;
- b. an unobstructed height of no less than 4.8m;
- c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;
- d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.

AO63.3

	<p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO64</p> <p>On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.</p>	<p>AO64</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<p>PO65</p> <p>Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.</p>	<p>AO65</p> <p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>

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Use specific criteria																			
Residential uses																			
<p>PO66</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p> <ol style="list-style-type: none"> directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity; designed and constructed to achieve adequate privacy for occupants from other dwelling units⁽²³⁾ and centre uses; accessible and readily identifiable for residents, visitors and emergency services; located to not compromise active frontages. 	<p>AO66</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <ol style="list-style-type: none"> as per the table below; <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: center;">Minimum Area</th> <th style="text-align: center;">Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td style="text-align: center;">16m²</td> <td style="text-align: center;">4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio,</td> <td style="text-align: center;">8m²</td> <td style="text-align: center;">2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td style="text-align: center;">12m²</td> <td style="text-align: center;">3.0m</td> </tr> </tbody> </table> <ol style="list-style-type: none"> accessed from a living area; sufficiently screened or elevated for privacy; ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; balconies orientate to the street; clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining structures and refuse storage areas). <p style="font-size: small;">Note - Areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio,	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
Ground level dwellings																			
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1 bedroom or studio,	8m ²	2.5m																	
2 or more bedrooms	12m ²	3.0m																	
<p>PO67</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p style="font-size: small;">Note - Refer to State Government standards for CPTED.</p> <p style="font-size: small;">Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>AO67</p> <p>The dwelling:</p> <ol style="list-style-type: none"> includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; 																		

	<p>c. is provided with a separate entrance to that of any non-residential use on the site;</p> <p>d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use.</p> <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
Dual occupancy⁽²¹⁾	
<p>PO68</p> <p>Dual occupancies⁽²¹⁾ allow sufficient area on-site for commercial and retail development to address and operate at the primary frontage, by;</p> <p>a. locating away from the primary road frontage;</p> <p>b. sharing driveway access;</p> <p>c. locating the driveway and access in a location that does not compromise the delivery or operation of a continuous commercial and retail building frontage addressing the street.</p>	<p>AO68</p> <p>Dual occupancies⁽²¹⁾ are designed and located to:</p> <p>a. be setback a minimum of 30m (to outer most projection) from the primary frontage;</p> <p>b. service both dwellings with one driveway;</p> <p>c. align the driveway to run parallel to a side property boundary.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO69</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <p>a. high quality design and construction;</p> <p>b. visually integrated with the surrounding area;</p> <p>c. not visually dominant or intrusive;</p> <p>d. located behind the main building line;</p> <p>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</p> <p>f. camouflaged through the use of colours and materials which blend into the landscape;</p> <p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>AO69.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <p>a. are enclosed within buildings or structures;</p> <p>b. are located behind the main building line;</p> <p>c. have a similar height, bulk and scale to the surrounding fabric;</p> <p>d. have horizontal and vertical articulation applied to all exterior walls.</p>
	<p>AO69.2</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>PO70</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO70</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p>

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	<ul style="list-style-type: none"> c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO71</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ul style="list-style-type: none"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>A071</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
Market ⁽⁴⁶⁾	
<p>PO72</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. 	No acceptable outcome provided.
Sales office ⁽⁷²⁾	
<p>PO73</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>A073</p> <p>A sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</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>	
PO74	A074.1

<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>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p>
<p>PO75</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>AO74.2</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>AO75</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>PO76</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO76</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>PO77</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>AO77.1</p> <p>Where in an urban area, the development does not protrude more than 5m above the level of the existing freeline, prominent ridgeline or building rooftops in the surrounding townscape.</p> <p>AO77.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>AO77.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p> <ol style="list-style-type: none"> reduce recognition in the landscape; reduce glare and reflectivity. <p>AO77.4</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>AO77.5</p>

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	<p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
<p>PO78</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>AO77.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p> <p>AO78</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>PO79</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>AO79</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</p> <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>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> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; 	

- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development

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

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

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

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

PO80

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.

PO81

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;

No acceptable outcome provided.

6 Zones

<ul style="list-style-type: none"> c. provide replacement and rehabilitation planting to improve connectivity; d. avoiding the creation of fragmented and isolated patches of habitat; e. providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO82</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No acceptable outcome provided.</p>
<p>PO83</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> <ul style="list-style-type: none"> a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area; b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	<p>No acceptable outcome provided.</p>
<p>PO84</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO85</p> <p>Development does not:</p>	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	
Vegetation clearing and water quality	
<p>PO86</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No acceptable outcome provided.
<p>PO87</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO88</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No acceptable outcome provided.
<p>PO89</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; 	No acceptable outcome provided.

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<p>d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors;</p> <p>e. landscaping with native plants of local origin.</p> <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO90</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> <p>a. pervious surfaces;</p> <p>b. providing deeply planted vegetation buffers and green linkage opportunities;</p> <p>c. landscaping with local native plant species to achieve well-shaded urban places;</p> <p>d. increasing the service extent of the urban forest canopy.</p>	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO91</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.</p> <p>Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.</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>PO92</p>	<p>AO92</p>

<p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<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>PO93</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or limited demolition is performed in the course of repairs, maintenance or restoration; or demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No acceptable outcome provided.</p>
<p>PO94</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>PO95</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</p>	<p>AO95</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.

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<p>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>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>PO96</p> <p>Development:</p> <ol 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>AO96</p> <p>No acceptable outcome provided.</p>
<p>PO97</p> <p>Development:</p> <ol style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>AO97</p> <p>No acceptable outcome provided.</p>
<p>PO98</p> <p>Development does not:</p> <ol style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or other premises, public lands, watercourses, roads or infrastructure. <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p>	<p>No acceptable outcome provided.</p>
<p>PO99</p>	<p>AO99</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>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>PO100</p> <p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>AO100</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>PO101</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>PO101.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>PO101.2</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>PO102</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO103</p>	<p>PO103</p>

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<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; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Riparian and wetland setbacks</p>	
<p>PO104</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>AO104</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>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

6.2.12.2 Township convenience precinct

6.2.12.2.1 Purpose - Township convenience precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township - Convenience precinct:
 - a. Development achieves a compact urban form, consolidating and reinforcing the Township convenience precinct as the community and commercial service hub for the D'Aguilar and Wamuran areas of the Region. Development continues to provide places for informal gathering and social interaction, reinforcing a sense of identity and community.
 - b. Development is designed and located on site to maintain and contribute to the rural community character (which could also be described as Australian country town , rustic, picturesque, having links to rural farming history or having a rural setting etc) and unique sense of place of the townships, while protecting and enhancing the local or historic character through:
 - i. recognising and incorporating traditional rural character and integrating such elements with existing buildings;
 - ii. retaining mature trees and native vegetation wherever possible;
 - iii. ensuring infrastructure (e.g. electricity) is discreetly located and not visually dominant in the streetscape;
 - iv. ensuring the entrance to a township retain a 'gateway' or sense of arrival that is welcoming, inviting and acknowledges the township as a rural community;
 - v. providing continuous awnings and active shop⁽⁷⁵⁾ fronts that are built to the street alignment.
 - c. Development ensures the precinct contains a limited mix of uses that provide services and meet the convenience needs of the immediate catchment, including rural properties in the vicinity, the residential population, focused around local shopping, commercial, community and recreation facilities.
 - d. Development is of a low intensity and small scale which contributes to and does not detract from the character and identity of the township. Development will only meet the convenience needs of the township and immediate surrounding rural area (for example, a township convenience precinct may contain retail activities including a small format supermarket, convenience stores and personal services).
 - e. Adverse impacts on the amenity of surrounding residential uses are minimised by mitigating noise, odour and air quality impacts on residents to a level consistent with the location within or adjoining the precinct.
 - f. The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas and the size, frequency and location of vehicle crossovers.
 - g. The amount of on-site car parking encourages the use of public and active transport, increases land use efficiency and does not negatively impact the streetscape.
 - h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.
 - i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.
 - j. The design, siting and construction of buildings within a township centre:
 - i. incorporate traditional architectural style and design elements to maintain the country town character (e.g. roof form, awnings, verandahs, parapets, window hoods, louvres and shutters, fretwork, stained glass , ornamental panels and utilises colours that are subdued and successfully blend with surrounding buildings and streetscape).

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- ii. contributes to a high quality centre consistent with the desired character of the centre and surrounding area;
 - iii. maintains a human scale, through appropriate building heights and form;
 - iv. is centred around a main street;
 - v. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces;
 - vi. provides for active and passive surveillance of the public spaces, road frontages and movement corridors;
 - vii. does not result in internalised shopping centres⁽⁷⁶⁾ with large external blank walls and tenancies only accessible from within the building;
 - viii. locates tenancies at the street with car parking at the rear;
 - ix. ensures expansive areas of surface car parking do not dominate road frontages or public spaces;
 - x. ensures parking, manoeuvring and servicing areas are designed, located and aesthetically treated to not be visually dominant features from the streetscape and public spaces;
 - xi. includes buffers or other treatments measures to respond to the interface with residential zoned land.
- k. Development is contained within the precinct boundaries and does not result in convenience or centre uses occurring outside of the Township convenience precinct onto adjoining zones or precincts.
- l. General works associated with the development achieves the following:
- i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.
- o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- p. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:

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

a. Agricultural supplies store ⁽²⁾	a. Food and drink outlet ⁽²⁸⁾ - if not involving a drive-through facility	a. Rooming accommodation ⁽⁶⁹⁾
a. Bar ⁽⁷⁾	a. Garden centre ⁽³¹⁾	a. Sales office ⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold
b. Caretaker's accommodation ⁽¹⁰⁾	b. Hardware and trade supplies ⁽³²⁾	b. Service industry ⁽⁷³⁾
c. Car wash ⁽¹¹⁾	c. Health care services ⁽³³⁾ - if not exceeding 80m ² GFA	c. Shop ⁽⁷⁵⁾ - if not exceeding 80m ² GFA
d. Child care centre ⁽¹³⁾	d. Hotel ⁽³⁷⁾	
e. Club ⁽¹⁴⁾ - if not adjoining a sensitive land use		

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f. Community care centre ⁽¹⁵⁾	e. Market ⁽⁴⁶⁾	d. Short-term accommodation ⁽⁷⁷⁾
g. Community use ⁽¹⁷⁾	f. Office ⁽⁵³⁾ - if not exceeding 80m ² GFA	e. Veterinary services ⁽⁸⁷⁾
h. Dwelling unit ⁽²³⁾	g. Place of worship ⁽⁶⁰⁾	
i. Educational establishment ⁽²⁴⁾		
j. Emergency services ⁽²⁵⁾		

- r. Development in the Township convenience precinct does not include any of the following:

a. Adult Store ⁽¹⁾	a. Intensive animal industry ⁽³⁹⁾	a. Renewable energy facility ⁽⁶³⁾
a. Air services ⁽³⁾	a. Intensive horticulture ⁽⁴⁰⁾	a. Resort complex ⁽⁶⁶⁾
b. Animal husbandry ⁽⁴⁾	b. Landing ⁽⁴¹⁾	b. Rural industry ⁽⁷⁰⁾
c. Animal keeping ⁽⁵⁾	c. Low impact industry ⁽⁴²⁾	c. Rural workers' accommodation ⁽⁷¹⁾
d. Aquaculture ⁽⁶⁾	d. Major electricity infrastructure ⁽⁴³⁾	d. Shop ⁽⁷⁵⁾ - if exceeding 500m ² GFA
e. Brothel ⁽⁸⁾	e. Major sport, recreation and entertainment facility ⁽⁴⁴⁾	e. Shopping centre ⁽⁷⁶⁾
f. Bulk landscape supplies ⁽⁹⁾	f. Marine industry ⁽⁴⁵⁾	f. Showroom ⁽⁷⁸⁾
g. Cemetery ⁽¹²⁾	g. Medium impact industry ⁽⁴⁷⁾	g. Special industry ⁽⁷⁹⁾
h. Crematorium ⁽¹⁸⁾	h. Motor sport facility ⁽⁴⁸⁾	h. Tourist park ⁽⁸⁴⁾
i. Cropping ⁽¹⁹⁾	i. Nightclub entertainment facility ⁽⁵¹⁾	i. Transport depot ⁽⁸⁵⁾
j. Detention facility ⁽²⁰⁾	j. Office ⁽⁵³⁾ - if exceeding 100m ² GFA	j. Warehouse ⁽⁸⁸⁾
k. Extractive industry ⁽²⁷⁾	k. Permanent plantation ⁽⁵⁹⁾	k. Wholesale nursery ⁽⁸⁹⁾
l. Function facility ⁽²⁹⁾ - If exceeding 300m ² GFA	l. Port services ⁽⁶¹⁾	l. Winery ⁽⁹⁰⁾
m. Health care services ⁽³³⁾ - if exceeding 300m ² GFA	m. Relocatable home park ⁽⁶²⁾	
n. High impact industry ⁽³⁴⁾		

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

6.2.12.2.2 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable acceptable outcomes set out in Part C, Table 6.2.12.2.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part C Table 6.2.12.2.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO2
SAO2	PO4
SAO3	PO5
SAO4	PO7
SAO5	PO13
SAO6	PO14
SAO7	PO16
SAO8	PO22
SAO9	PO23
SAO10	PO25
SAO11	PO28-PO31
SAO12	PO28-PO31
SAO13	PO32
SAO14	PO34-PO39
SAO15	PO43
SAO16	PO43
SAO17	PO45
SAO18	PO47
SAO19	PO49
SAO20	PO50
SAO21	PO52
SAO22	PO54
SAO23	PO55
SAO24	PO52
SAO25	PO56
SAO26	PO56-PO61
SAO27	PO68
SAO28	PO62
SAO29	PO62
SAO30	PO62
SAO31	PO63
SAO32	PO64
SAO33	PO66
SAO34	PO66
SAO35	PO65

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SAO36	PO66
SAO37	PO72
SAO38	PO75
SAO39	PO76
SAO40	PO77
SAO41	PO77
SAO42	PO77
SAO43	PO77
SAO44	PO79
SAO45	PO80
SAO46	PO80
SAO47	PO81
SAO48	PO82
SAO49	PO83
SAO50	PO84-PO95
SAO51	PO84-PO95
SAO52	PO96
SAO53	PO96
SAO54	PO99
SAO55	PO99
SAO56	PO99
SAO57	PO100-PO102, PO104-PO106
SAO58	PO100-PO102, PO104-PO106
SAO59	PO100-PO102
SAO60	PO103
SAO61	PO107
SAO62	PO108


Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part D, Table 6.2.12.2.2.

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

Part C - Criteria for self-assessable development - Township convenience precinct

Table 6.2.12.2.1 Self-assessable development - Township convenience precinct

Self-assessable acceptable outcomes
General criteria
Active frontage

<p>SAO1</p>	<p>Where involving an extension (building work) in front of the main building line:</p> <ol style="list-style-type: none"> a minimum of 50% of the front facade of the building is made up of windows or glazing between a height of 1m and 2m; the minimum window or glazing remains uncovered and free of signage. Any tinting, signage or vinyl wrap applied to a glazed facade located at ground level is to maintain visibility of the internal activity from the street and not obscure surveillance of the street. <p style="text-align: center;">Figure - Glazing</p> 
Building height	
<p>SAO2</p>	<p>Where involving an extension (building work), building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
Setbacks	
<p>SAO3</p>	<p>Where involving an extension (building work), buildings are setback at least:</p> <ol style="list-style-type: none"> 6 metres from the rear boundary; 2.5 metres from a side boundary adjoining a sensitive land use.
Built form	
<p>SAO4</p>	<p>Where involving an extension (building work) adjoining the street, the development provides awnings on the street frontage for the full length of any wall fronting the road boundary to the site. Awnings are to:</p> <ol style="list-style-type: none"> be cantilevered; have a maximum soffit height of 4m above finished ground level; be a minimum of 3 metres wide measured from the front building line to the kerb or be setback a minimum of 600mm from the face of the kerb.

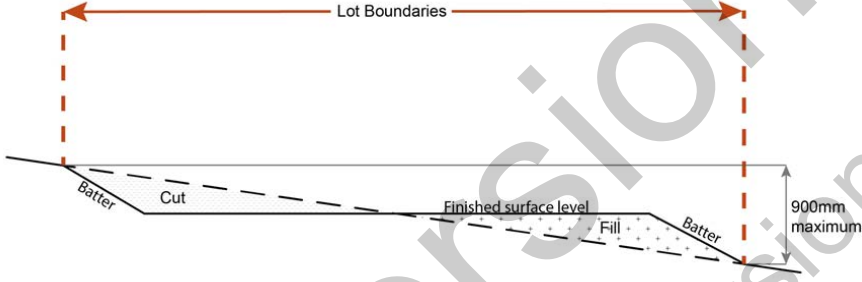
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Figure - Awning	
Car parking	
SAO5	Development provides car parking spaces in accordance with Schedule 7 - Car parking; or retains the number of car parking spaces currently provided on the site (except where reduction is required for the provision of cycle parking), whichever is the greater.
SAO6	Car parking spaces (other than existing spaces) are not located in front of the main building line.
SAO7	Where altering the lay out of car parking or manoeuvring areas within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid screen fence is provided for the full length of the property boundary.
Waste	
SAO8	Where involving an extension (building work), bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping	
SAO9	Development does not result in a reduction in the area (m ²) or standard of established landscaping on-site.
Lighting	
SAO10	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 <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Hazardous Chemicals	
SAO11	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 Table 9.0.3 Hazardous Chemicals Self-Assessable Criteria.

SAO12	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	
SAO13	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree 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	
SAO14	<p>Where available, the development is connected to:</p> <ol style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. sealed and dedicated road.
Access	
SAO15	Any new or changes to existing site access and driveways are designed and located in accordance with:

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	<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.
SAO16	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	
SAO17	<p>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.</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>
SAO18	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area.</p>
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	<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>
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.

	<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>SAO26</p>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <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. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. <p>Note - Public sector entity is defined in the Sustainable Planning Act 2009.</p>
<p>Fire services</p> <p>Note - The provisions under this heading only apply if:</p> <ol style="list-style-type: none"> a. the development is for, or incorporates: <ol style="list-style-type: none"> i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <ol style="list-style-type: none"> b. none of the following exceptions apply: <ol style="list-style-type: none"> i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. <p>Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.</p>	

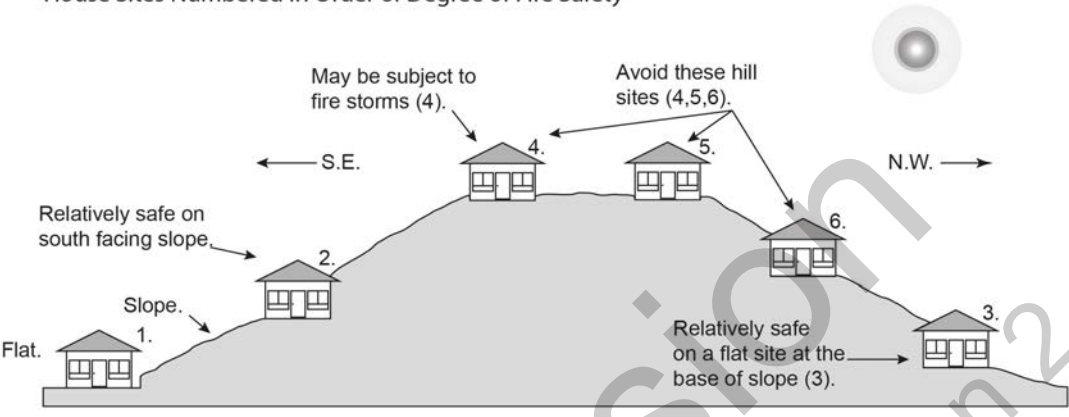
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<p>SAO28</p>	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ul style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
<p>SAO29</p>	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
<p>SAO30</p>	<p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>SAO31</p>	<p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form;

	<p>b. of a size;</p> <p>c. illuminated to a level;</p> <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
SAO32	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Residential uses (Dwelling units⁽²³⁾ and Caretaker's accommodation⁽¹⁰⁾)	
SAO33	The dwelling is provided with a separate pedestrian entrance to that of the non-residential use on-site.
SAO34	Dwellings are located behind or above the non-residential use on-site.
SAO35	<p>Dwellings are provided with a private open space area that:</p> <p>a. is directly accessible from a living area within the dwelling;</p> <p>b. is screened for privacy;</p> <p>c. ground level dwellings include a minimum private open spaces area of 16m² with a minimum dimension of 4m that is not located in front of the main building line; or above ground level dwellings include a minimum private open space area of 8m² with a minimum dimension of 2.5m.</p>
SAO36	The street number is clearly displayed at the entrance to the dwelling, and at the front of the site to enable identification by emergency services.
Sales office⁽⁷²⁾	
SAO37	The use is not carried out for longer than 2 years.
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>	
SAO38	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.
SAO39	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.

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<p>SAO40</p>	<p>Equipment shelters and associated structures are located:</p> <ol 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.
<p>SAO41</p>	<p>Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.</p>
<p>SAO42</p>	<p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
<p>SAO43</p>	<p>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> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>SAO44</p>	<p>All equipment comprising the telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</p> <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>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</p> <p>Note - For the purposes of section 12 of the Building Regulation 2006, land identified as very high potential bushfire intensity, high potential bushfire intensity, medium potential bushfire intensity or potential impact buffer on the Bushfire hazard overlay map is the 'designated bushfire hazard area'. AS 3959-2009 Construction of buildings in bushfire hazard areas applies within these areas.</p>	
<p>SAO45</p>	<ol style="list-style-type: none"> a. Building and structures are: <ol style="list-style-type: none"> 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.

	<p>House Sites Numbered in Order of Degree of Fire Safety</p>  <p>(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.</p>
<p>SAO46</p>	<p>Buildings and structures have contained within the site:</p> <ol style="list-style-type: none"> 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; 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; a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and 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%: <ol style="list-style-type: none"> to, and around, each building and other roofed structure; and 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>SAO47</p>	<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.
<p>SAO48</p>	<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.

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	<p>b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided.</p> <p>c. Where a tank is the nominated on-site fire fighting water storage source, it includes:</p> <ol style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
SAO49	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"> 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. <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>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.</p> <p>Editors' Note - When clearing native vegetation within a MSES area, you may still require approval from the State government.</p>	
SAO50	Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house ⁽²²⁾ or extension to an existing dwelling house ⁽²²⁾ only on lots less than 750m ² .

	<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>SAO51</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; 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.
<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>SAO52</p>	<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>

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	Note - Preservation, maintenance, repair and restoration are defined in Schedule 1 - Definitions
SAO53	<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>
SAO54	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.
SAO55	<p>The following development does not occur within 20m of the base of any significant tree, identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character:</p> <ol style="list-style-type: none"> construction of any building; laying of overhead or underground services; any sealing, paving, soil compaction; any alteration of more than 75mm to the ground level prior to work commencing.
SAO56	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO57	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.
SAO58	<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>
SAO59	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO60	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.
SAO61	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.

SAO62

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.

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

Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part D - Criteria for assessable development - Township convenience precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part D, Table 6.2.12.2.2.

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

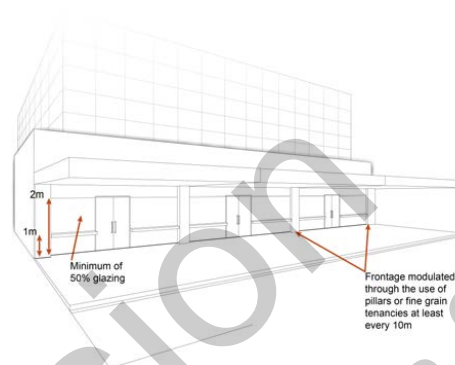
Table 6.2.12.2.2 Assessable development - Township convenience precinct

Performance outcomes	Acceptable outcomes
General criteria	
Centre network and function	
PO1 Development in the Township convenience precinct: <ol style="list-style-type: none"> a. is of a limited size and small scale; b. only provides for the convenience needs of the township and immediate rural areas. 	AO1 Retail and commercial uses consist of: <ol style="list-style-type: none"> a. small format supermarket with a maximum GFA of 500m²; b. small format retail or commercial tenancies with a maximum GFA of 80m² each.
Active frontage	
PO2	AO2.1

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<p>Development addresses and activates streets and public spaces by:</p>	<p>Development addresses the street frontage.</p>
<p>a. retaining the traditional township pattern of shop⁽⁷⁵⁾ fronts and continuous street facades;</p> <p>b. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving);</p> <p>c. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement;</p> <p>d. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space;</p> <p>e. locating car parking areas behind or under buildings to not dominate the street environment;</p> <p>f. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p>	<p>AO2.2</p> <p>New buildings and extensions are built to the street alignment.</p> <p>AO2.3</p> <p>At-grade car parking:</p> <p>a. does not adjoin a main street or a corner;</p> <p>b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage.</p> <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>
<p>g. establishing or maintaining human scale.</p>	<p>AO2.4</p> <p>Development on corner lots:</p> <p>a. addresses both street frontages;</p> <p>b. expresses strong visual elements, including feature building entries.</p>
	<p>AO2.5</p> <p>Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.</p>
	<p>AO2.6</p> <p>The front facade of the building:</p> <p>a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m;</p> <p>b. the minimum area of window or glazing is to remain uncovered and free of signage.</p> <p>Note - This does not apply to Adult stores⁽¹⁾.</p>

Figure - Glazing

**AO2.7**

Each tenancy does not have a street frontage width greater than 10m; or they are sleeved by smaller tenancies (e.g. retail and similar uses).

Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.

Streetscape**PO3**

Development contributes to an attractive and walkable street environment through the provision of streetscape features (e.g. footpaths, paving/stencilled concrete, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design. Streetscape features are to be:

- predominantly of natural materials.
- simple, in design and form;
- functional;
- low maintenance;
- incorporate robust forms and features.

Editor's note - Additional approvals may be required where works are required within road reserves.

No acceptable outcome provided.

Building height**PO4**

The height of buildings reflect the individual character of the centre.

AO4

Building height does not exceed the maximum height identified on Overlay map - Building heights.

Setbacks

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<p>PO5</p> <p>Side and rear setbacks are of a dimension to:</p> <ol style="list-style-type: none"> cater for required openings, the location of loading docks and landscaped buffers etc.; protect the amenity of adjoining sensitive land uses. 	<p>No acceptable outcome provided.</p>
<p>Site area</p>	
<p>PO6</p> <p>The development has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaping.</p>	<p>No acceptable outcome provided.</p>
<p>Built form</p>	
<p>PO7</p> <p>Awnings are provided at the ground level fronting pedestrian footpaths. Awnings:</p> <ol style="list-style-type: none"> provide adequate protection for pedestrians from solar exposure and inclement weather; are integrated with the design of the building and the form and function of the street; do not compromise the provision of street trees and signage; ensure the safety of pedestrians and vehicles (e.g. No support poles). 	<p>A07</p> <p>Continuous awnings are to:</p> <ol style="list-style-type: none"> be cantilevered; have a maximum soffit height of 4m above finished ground level; be a minimum of 3 metres wide, measured from the front building line to the kerb; or be setback a minimum of 600mm from the face of the kerb. <div data-bbox="1034 1285 1241 1317" data-label="Caption"> <p>Figure - Awning</p> </div> <div data-bbox="868 1339 1401 1765" data-label="Diagram"> </div> <p>Note - Where street trees or lights poles are provided, a greater setback may be permitted.</p>
<p>PO8</p> <p>Where located adjacent to land zoned for residential purposes, site development and built form:</p>	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> a. is sympathetic to the low scale residential nature of the area; b. minimises overlooking and overshadowing; c. maintains privacy of residential development; d. does not cause significant loss of amenity to neighbouring residents; e. does not create safety or security issues by creating potential concealment areas or interfering with sight lines. 	
<p>PO9</p> <p>Building design and facades reinforce the township character and provide interest to the streetscape. Design principles include:-</p> <ul style="list-style-type: none"> a. roofs with simple forms and rooflines; b. roofs with pitches, gables and overhangs; c. articulation of parapets; d. roof materials that are predominantly non-tile; e. verandahs; f. facades with depth, recesses, patterning and parapets; g. facades that incorporate variations in materials, colours and textures. 	<p>No acceptable outcome provided.</p>
<p>PO10</p> <p>Building entrances:</p> <ul style="list-style-type: none"> a. are readily identifiable from the road frontage; b. are designed to limit opportunities for concealment; c. provide universal access for persons with disabilities. 	<p>No acceptable outcome provided.</p>
<p>PO11</p> <p>Dedicated pedestrian pathways are provided between the road frontage and entrances to the building/s. Pedestrian pathways:</p> <ul style="list-style-type: none"> a. are clearly visible from the street; b. are connected to pedestrian footpaths on the street frontage and adjoining sites; 	<p>No acceptable outcome provided.</p>

6 Zones

<p>c. are of adequate standard to permit universal access;</p> <p>d. are low-maintenance and have a surface finish that is slip-resistant and is sympathetic to existing pavement treatments in the township;</p> <p>e. are adequately lit at all times to ensure public safety and security.</p> <p>Note - The design provisions for footpaths outlined in the MBRC Street Design Manual (Planning scheme policy - Integrated design) may assist in demonstrating compliance with this Performance Outcome.</p>	
<p>PO12</p> <p>Buildings are designed, oriented and constructed to:</p> <p>a. minimise energy consumption;</p> <p>b. maximise opportunities for the use of natural forms of heating, cooling and lighting.</p>	<p>AO12</p> <p>Buildings incorporate the following elements:</p> <p>a. passive heating and cooling through orientation, siting and design;</p> <p>b. natural air movement and cross ventilation;</p> <p>c. weather protection and shading;</p> <p>d. landscaping that regulates temperatures in living spaces;</p> <p>e. natural lighting;</p> <p>f. design that facilitates the installation and efficient operation of renewable energy technology.</p>
<p>Car parking</p>	
<p>PO13</p> <p>The number of car parking spaces is managed to:</p> <p>a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options;</p> <p>b. not include an oversupply of car parking spaces.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO13</p> <p>On-site car parking is provided at a rate identified in Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p>
<p>PO14</p> <p>Car parking is designed to avoid the visual impact of large areas of surface car parking on the streetscape.</p>	<p>AO14</p> <p>On-site landscaping is provided within car parking areas, to:</p> <p>a. screen car parking and servicing areas from streets;</p>

	<p>b. screen car parking and servicing areas from adjoining buildings;</p> <p>c. incorporate shade trees.</p> <p>Note - To demonstrate compliance with this performance outcome the preparation of a landscape plan is provided in accordance with Planning scheme policy - Integrated design.</p>
<p>PO15</p> <p>Driveways to rear car parking areas are designed to:</p> <p>a. retain the scale and continuity of the streetscape;</p> <p>b. provide safe and convenient access;</p> <p>c. allow for sharing or co-location;</p> <p>d. provide adequate and safe sight distances.</p>	<p>AO15</p> <p>Driveways to rear car parking areas are generally located adjacent to the side property boundary</p>
<p>PO16</p> <p>Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.</p>	<p>AO16</p> <p>Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.</p>
<p>PO17</p> <p>Car parking design includes innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples of on-street parking.</p>	<p>No acceptable outcome provided.</p>
<p>PO18</p> <p>The design of car parking areas:</p> <p>a. does not impact on the safety of the external road network;</p> <p>b. ensures the safe movement of vehicles within the site.</p>	<p>AO18</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO19</p> <p>The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are:</p> <p>a. located along the most direct pedestrian routes between building entrances, car parks and adjoining uses;</p>	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. of a width to allow safe and efficient access for prams and wheelchairs. 									
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>									
<p>PO20</p> <ul style="list-style-type: none"> a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to: <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating</p>	<p>AO20.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="810 819 1465 1137"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Residential uses comprised of dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td>Non-residential uses</td> <td>Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>AO20.2</p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> a. provided in accordance with <i>Austrroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; c. located within the building or in a dedicated, secure structure for residents and staff; d. adjacent to building entrances or in public areas for customers and visitors. <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p>	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
Use	Minimum Bicycle Parking								
Residential uses comprised of dwellings	Minimum 1 space per dwelling								
All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m ² of GFA								

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

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

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

AO20.3

For non-residential uses, storage lockers:

- a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);
- b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

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

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

AO20.4

For non-residential uses, changing rooms:

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

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

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	<table border="1" data-bbox="810 203 1468 434"> <tr> <td data-bbox="810 203 906 434"></td> <td data-bbox="906 203 989 434">Male</td> <td data-bbox="989 203 1082 434">1</td> <td data-bbox="1082 203 1193 434">2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td data-bbox="1193 203 1342 434">1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td data-bbox="1342 203 1468 434">1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </table> <p data-bbox="821 472 1455 524">Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p data-bbox="821 551 1455 602">Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p data-bbox="810 667 1468 887">d. are provided with:</p> <ul style="list-style-type: none"> <li data-bbox="874 725 1422 752">i. a mirror located above each wash basin; <li data-bbox="874 763 1468 819">ii. a hook and bench seating within each shower compartment; <li data-bbox="874 831 1468 887">iii. a socket-outlet located adjacent to each wash basin. <p data-bbox="821 958 1455 1059">Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p data-bbox="821 1115 1455 1290">Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>		Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter		
Loading and servicing							
<p data-bbox="124 1420 197 1447">PO21</p> <p data-bbox="124 1476 472 1503">Loading and servicing areas:</p> <ul style="list-style-type: none"> <li data-bbox="124 1536 655 1563">a. are not visible from any street frontage; <li data-bbox="124 1597 719 1624">b. are integrated into the design of the building; <li data-bbox="124 1657 767 1713">c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; <li data-bbox="124 1747 762 1803">d. are consolidated and shared with adjoining sites where possible. <p data-bbox="140 1883 767 1939">Note - Refer to Planning scheme policy - Centre and neighbourhood hub design.</p>	<p data-bbox="810 1420 1209 1447">No acceptable outcome provided.</p>						
Waste							
<p data-bbox="124 2063 197 2089">PO22</p>	<p data-bbox="810 2063 884 2089">AO22</p>						

Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy - Waste.
Landscaping and fencing	
<p>PO23</p> <p>On-site landscaping:</p> <ul style="list-style-type: none"> a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. incorporates shade trees in car parking areas; d. retains mature trees wherever possible; e. contributes to quality public spaces and the microclimate by providing shelter and shade; f. maintains the achievement of active frontages and sightlines for casual surveillance. <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	No acceptable outcome provided.
<p>PO24</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>AO24</p> <p>Any side boundary fencing located between the road frontage and the main building line does not exceed 1.2m in height maintains transparency and pedestrian connectivity.</p>
Lighting	
<p>PO25</p> <p>Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety while minimising adverse impacts on residential and other sensitive land uses.</p>	No acceptable outcome provided.
Noise	
<p>PO26</p> <p>Noise generating uses do not adversely affect existing noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p>	No acceptable outcome provided.

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<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>PO27</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ol style="list-style-type: none"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>AO27.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO27.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<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>PO28</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>AO28.1</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> <ol 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. <p>b. For any hazard scenario involving fire or explosion:</p> <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 0.5×10^{-6}/year.</p>
	<p>AO28.2</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>AO28.3</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:

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	<ul style="list-style-type: none"> i. AEGL2 (60minutes) or if not available ERPG2; ii. An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure. <ul style="list-style-type: none"> b. For any hazard scenario involving fire or explosion: <ul style="list-style-type: none"> i. 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 x 10⁻⁶/year.</p>
<p>PO29</p> <p>Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p>AO29</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>PO30</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>AO30</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>PO31</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>AO31.1</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> <ul 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>AO31.2</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>PO32</p> <p>a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p> <p>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.</p> <p>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> <p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No acceptable outcome provided</p>
Works criteria	
Utilities	
<p>PO33</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No acceptable outcome provided</p>
<p>PO34</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO34</p> <p>Development is connected to underground electricity.</p>
<p>PO35</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO36</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p>PO37</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>AO37.1</p> <p>Where in a sewered area, the development is connected to a reticulated sewerage network.</p>

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	<p>AO37.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO38</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>AO38</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>PO39</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No acceptable outcome provided</p>
<p>Access</p>	
<p>PO40</p> <p>Development provides functional and integrated car parking and vehicle access, that:</p> <ol style="list-style-type: none"> prioritises the movement and safety of pedestrians between car parking areas at the rear through to the 'main street' and the entrance to the building (e.g. rear entry, arcade etc.); provides safety and security of people and property at all times; does not impede active transport options; does not impact on the safe and efficient movement of traffic external to the site; where possible vehicle access points are consolidated and shared with adjoining sites. <p>Note - Refer to Planning scheme policy - Centre and neighbourhood hub design for details and examples.</p>	<p>No acceptable outcome provided</p>
<p>PO41</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>	<p>No acceptable outcome provided</p>
<p>PO42</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; 	<p>AO42.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p>

<p>b. the function or safety of the road network; c. the capacity of the road network.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p> <p>AO42.2</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>AO42.3</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>AO42.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO43</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO43.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol 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. <p>AO43.2</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>AO43.3</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>PO44</p>	<p>No acceptable outcome provided</p>

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<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>	
Stormwater	
<p>PO45</p> <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</p>	<p>No acceptable outcome provided</p>

<p>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>PO46</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>PO47</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>PO48</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</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>
Site works and construction management	
<p>PO49</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO50</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; 	<p>AO50.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p>

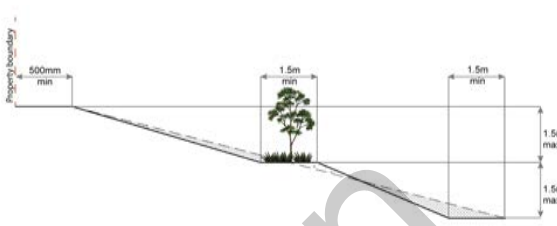
6 Zones

<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>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>AO50.2</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>AO50.3</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>AO50.4</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>PO51</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>AO51</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO52</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>AO52.1</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>AO52.2</p>

	<p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.</p> <p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p>
<p>PO53</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>AO52.3</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>AO53</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>PO54</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>AO54.1</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>AO54.2</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>PO55</p>	<p>No acceptable outcome provided</p>

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<p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	
<p>Earthworks</p>	
<p>PO56</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>AO56.1</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>AO56.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO56.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO56.4</p> <p>All filling or excavation is contained on-site.</p> <p>AO56.5</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>AO56.6</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>PO57</p>	<p>AO57</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p>

<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>PO58</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>AO58.1</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>AO58.2</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>PO59</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>PO60</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</p>	<p>No acceptable outcome provided.</p>

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suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.

Retaining walls and structures

PO61

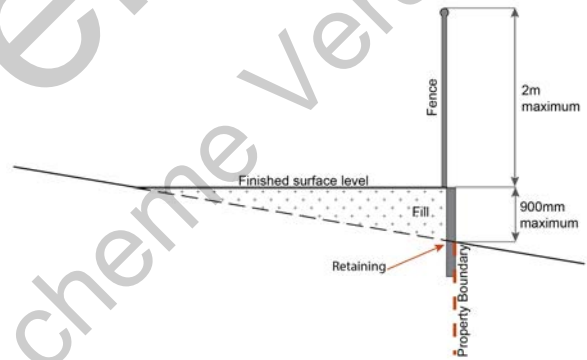
All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.

AO61

Earth retaining structures:

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

Figure - Retaining on boundary



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

Figure - Cut

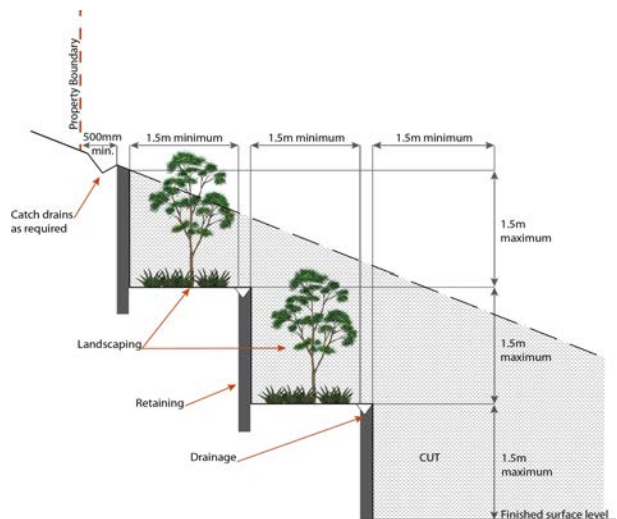
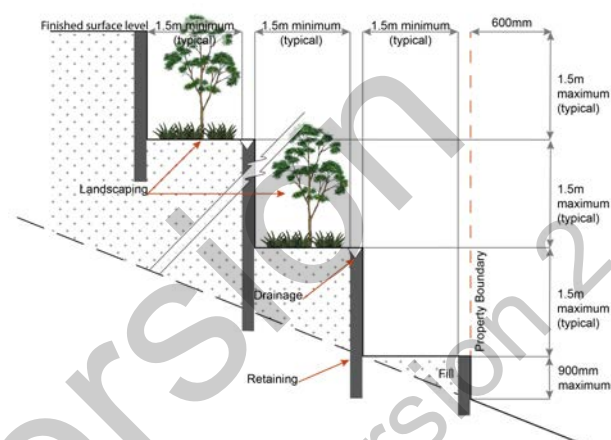


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

- b. none of the following exceptions apply:
 - i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
 - ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

PO62

Development incorporates a fire fighting system that:

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

AO62.1

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

Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:

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

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<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <p>Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.</p>	<p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
	<p>AO62.2</p> <p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
	<p>AO62.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>PO63</p> <p>On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.</p>	<p>AO63</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

	<p>v. external hydrants and hydrant booster points;</p> <p>vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.</p> <p>Note - The sign prescribed above, and the graphics used are to be:</p> <p>a. in a form;</p> <p>b. of a size;</p> <p>c. illuminated to a level;</p> <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>																		
<p>PO64</p> <p>Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.</p>	<p>AO64</p> <p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>																		
Use specific criteria																			
Residential uses																			
<p>PO65</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with adequate functional and attractive private open space that is:</p> <p>a. directly accessible from the dwelling and is located so that residents and neighbouring uses experience a suitable level of amenity;</p> <p>b. designed and constructed to achieve adequate privacy for occupants from other Dwelling units⁽²³⁾ and centre uses;</p> <p>c. accessible and readily identifiable for residents, visitors and emergency services;</p> <p>d. located to not compromise active frontages.</p>	<p>AO65</p> <p>A dwelling has a clearly defined, private outdoor living space that is:</p> <p>a. as per the table below;</p> <table border="1" data-bbox="810 1682 1465 2029"> <thead> <tr> <th>Use</th> <th>Minimum Area</th> <th>Minimum Dimension in all directions</th> </tr> </thead> <tbody> <tr> <td colspan="3">Ground level dwellings</td> </tr> <tr> <td>All dwelling types</td> <td>16m²</td> <td>4m</td> </tr> <tr> <td colspan="3">Above ground level dwellings</td> </tr> <tr> <td>1 bedroom or studio</td> <td>8m²</td> <td>2.5m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>12m²</td> <td>3.0m</td> </tr> </tbody> </table> <p>b. accessed from a living area;</p>	Use	Minimum Area	Minimum Dimension in all directions	Ground level dwellings			All dwelling types	16m ²	4m	Above ground level dwellings			1 bedroom or studio	8m ²	2.5m	2 or more bedrooms	12m ²	3.0m
Use	Minimum Area	Minimum Dimension in all directions																	
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	<ul style="list-style-type: none"> c. sufficiently screened or elevated for privacy; d. ground level open space is located behind the main building line and not within the primary or secondary frontage setbacks; e. balconies orientate to the street; f. clear of any non-recreational structure (including but not limited to air-conditioning units, water tanks, clothes drying facilities, storage structures, retaining structures and refuse storage areas). <p>Note - Areas for clothes drying are not visible from street frontages or public areas (e.g. Separate clothes drying areas are provided that are oriented to the side or rear of the site or screening is provided).</p>
<p>PO66</p> <p>Caretaker's accommodation⁽¹⁰⁾ and Dwelling units⁽²³⁾ are provided with a reasonable level of access, identification and privacy from adjoining residential and non-residential uses.</p> <p>Note - Refer to State Government standards for CPTED.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>AO66</p> <p>The dwelling:</p> <ul style="list-style-type: none"> a. includes screening to a maximum external transparency of 50% for all habitable room windows that are visible from other dwellings and non-residential uses; b. clearly displays the street number at the entrance to the dwelling and at the front of the site to enable identification by emergency services; c. is provided with a separate entrance to that of any non-residential use on the site; d. where located on a site with a non-residential use the dwelling is located behind or above the non-residential use. <p>Note - External fixed or movable screening, opaque glass and window tinting are considered acceptable forms of screening.</p>
<p>Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾</p>	
<p>PO67</p> <p>The development 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; 	<p>AO67.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ul style="list-style-type: none"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>AO67.2</p>

<p>g. treated to eliminate glare and reflectivity;</p> <p>h. landscaped;</p> <p>i. otherwise consistent with the amenity and character of the zone and surrounding area.</p>	<p>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>PO68</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO68</p> <p>Access control arrangements:</p> <p>a. do not create dead-ends or dark alleyways adjacent to the infrastructure;</p> <p>b. minimise the number and width of crossovers and entry points;</p> <p>c. provide safe vehicular access to the site;</p> <p>d. do not utilise barbed wire or razor wire.</p>
<p>PO69</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <p>a. generates no audible sound at the site boundaries where in a residential setting; or</p> <p>b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>	<p>AO69</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Market ⁽⁴⁶⁾</p>	
<p>PO70</p> <p>Markets⁽⁴⁶⁾ are located and laid out in a manner that provides for:</p> <p>a. convenient pedestrian access and movement between proposed stalls;</p> <p>b. view corridors and legibility between stalls to adjacent roads, directional and information signage and surrounding uses;</p> <p>c. pedestrian comfort and safety, including the provision of public toilet facilities;</p> <p>d. waste and rubbish disposal facilities appropriate to the type and scale of the proposed market⁽⁴⁶⁾;</p> <p>e. emergency vehicle access to and within the market⁽⁴⁶⁾;</p> <p>f. safe, convenient and accessible car parking is provided to meet demand.</p>	<p>No acceptable outcome provided.</p>
<p>Office ⁽⁵³⁾</p>	
<p>PO71</p>	<p>No acceptable outcome provided.</p>

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<p>Development for Office⁽⁵³⁾ is in keeping and contributes to the convenience size, scale and character of the precinct.</p>	
<p>Sales office⁽⁷²⁾</p>	
<p>PO72</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>AO72</p> <p>A sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
<p>Shop⁽⁷⁵⁾</p>	
<p>PO73</p> <p>Development for Shop⁽⁷⁵⁾ is in keeping and contributes to the convenience size, scale and character of the precinct.</p>	<p>No acceptable outcome provided.</p>
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO74</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>AO74.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>AO74.2</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>PO75</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>AO75</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>PO76</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO76</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>PO77</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>AO77.1</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>AO77.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>AO77.3</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>AO77.4</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>AO77.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>AO77.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO78</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>AO78</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>PO79</p>	<p>AO79</p>

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<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>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</p> <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>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>PO80</p> <p>Development:</p> <ol style="list-style-type: none"> a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire. 	<p>AO80.1</p> <p>Buildings and structures are:</p> <ol style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <p>AO80.2</p> <p>Buildings and structures have contained within the site:</p> <ol 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>PO81</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>AO81</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>PO82</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>AO82</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: <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>PO83</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>AO83</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>

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<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>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> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development <p>Note - Definition for native vegetation is located in Schedule 1 Definitions.</p> <p>Note - Native vegetation subject to this criteria primarily comprises of matters of national environmental significance (MNES), matters of state environmental significance (MSES). They also comprise some matters of local environmental significance (MLES). A MLES is defined in Schedule 1.2, Administrative definitions. A list of the elements that apply to the mapped MSES and MLES is provided in Appendix 1 of the Planning scheme policy - Environmental areas.</p> <p>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.</p> <p>Note - To demonstrate achievement of the performance outcome, an ecological assessment, vegetation management plan and fauna management plan, as required, are prepared by a suitably qualified person. Guidance for the preparation of above mentioned reports is provided in Planning scheme policy - Environmental areas.</p>	
<p>Vegetation clearing, ecological value and connectivity</p>	
<p>PO84</p> <p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ol style="list-style-type: none"> a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area 	<p>No acceptable outcome provided.</p>

<p>and a Value Offset Area is maintained and not lost or degraded;</p> <p>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</p> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>PO85</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <p>a. retaining habitat trees;</p> <p>b. providing contiguous patches of habitat;</p> <p>c. provide replacement and rehabilitation planting to improve connectivity;</p> <p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	No acceptable outcome provided.
Vegetation clearing and habitat protection	
<p>PO86</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>PO87</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p>	No acceptable outcome provided.

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<ul style="list-style-type: none"> b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas; c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework. 	
<p>PO88</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ul style="list-style-type: none"> a. providing contiguous patches of habitat; b. avoiding the creation of fragmented and isolated patches of habitat; c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO89</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and water quality</p>	
<p>PO90</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	<p>No acceptable outcome provided.</p>
<p>PO91</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and access, edge effects and urban heat island effects</p>	

<p>PO92</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>PO93</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 and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	<p>No acceptable outcome provided.</p>
<p>PO94</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>PO95</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>

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

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

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

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

<p>PO96</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO96</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>PO97</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or limited demolition is performed in the course of repairs, maintenance or restoration; or demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No acceptable outcome provided.</p>
<p>PO98</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</p>	<p>No acceptable outcome provided.</p>

<p>values present on the site and not result in their values being eroded, degraded or unreasonably obscured from public view.</p>	
<p>PO99</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>AO99</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>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>PO100</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the risk to persons from overland flow; does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>AO100</p> <p>No acceptable outcome provided.</p>
<p>PO101</p> <p>Development:</p> <ol style="list-style-type: none"> 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; 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>AO101</p> <p>No acceptable outcome provided.</p>
<p>PO102</p>	<p>No acceptable outcome provided.</p>

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<p>Development does not:</p> <ol style="list-style-type: none"> directly, indirectly or cumulatively cause any increase in overland flow velocity or level; 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>PO103</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>AO103</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>PO104</p> <p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>AO104</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>PO105</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>AO105.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>PO105.2</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>PO106</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; 	<p>No acceptable outcome provided.</p>

<p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO107</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> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>AO107</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Riparian and wetland setbacks</p>	
<p>PO108</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> <p>a. impact on fauna habitats;</p> <p>b. impact on wildlife corridors and connectivity;</p> <p>c. impact on stream integrity;</p> <p>d. impact of opportunities for revegetation and rehabilitation planting;</p> <p>e. edge effects.</p>	<p>AO108</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</p> <p>b. 30m from top of bank for W2 waterway and drainage line</p> <p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)</p> <p>Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code</p>	

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6.2.12.3 Township residential precinct

6.2.12.3.1 Purpose - Township residential precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township residential precinct:
 - a. Residential development maintains and is consistent with the rural community character of the area, presenting an openness through the dispersal of homes and buildings. The predominant form of development is low rise, detached dwellings on larger residential lots. Denser forms of residential development are located within the precinct, however, they are limited in number, dispersed within the area and designed to be discrete and not obvious when viewed from the street.
 - b. Dwelling houses⁽²²⁾ (including secondary dwellings):
 - i. are located on larger lots (e.g. primary frontage greater than 30m) or where on a smaller or more narrow lot they are designed or located (e.g. rear access lots or cottages accessed via rear lane) to not have the appearance from the frontage as being smaller or more narrow;
 - ii. where including a secondary dwelling; the secondary dwelling remains ancillary and subordinate to the primary dwelling and is designed and located on site to not be distinguishable from the streetscape;
 - iii. ensure garages, car ports and domestic outbuildings remain subordinate and ancillary to the principal dwelling and are located and designed to reduce amenity impacts on the streetscape and adjoining properties.
 - c. Dual occupancies⁽²¹⁾, Dwelling houses⁽²²⁾ on narrow/small lots or medium density developments (e.g. Retirement facility⁽⁶⁷⁾, Residential care facility⁽⁶⁵⁾, Relocatable home park⁽⁶²⁾, Rooming accommodation⁽⁶⁹⁾ and Short-term accommodation⁽⁷⁷⁾) are:
 - i. located within easy walking distance of a full range of services provided in a township centre precinct (not a convenience precinct);
 - ii. are dispersed within the streetscape and do not result in a concentration of these residential uses with in one street.
 - d. The design, siting and construction of residential uses are to:
 - i. be of a scale and density consistent with the low density residential character of the area or maintain this appearance from the streetscape;
 - ii. provide a high standard of built form and are landscaped to maintain and create visual interest and attractive streetscapes;
 - iii. provide a low rise built form to be compatible with its surrounds;
 - iv. ensure the built form of concentrated residential uses and managed communities (e.g. Retirement facility⁽⁶⁷⁾, Residential care facility⁽⁶⁵⁾, Relocatable home park⁽⁶²⁾, Rooming accommodation⁽⁶⁹⁾, Short-term accommodation⁽⁷⁷⁾) are designed to integrate with the surrounding neighbourhood;
 - v. encourage passive surveillance of public spaces;
 - vi. are designed to facilitate a high level of residential amenity, privacy and safety to residents, adjoining neighbours and the wider community;
 - vii. provide attractive and useable private open space areas that meet the needs of residents.
 - viii. incorporate sub-tropical urban design principles that respond to local climatic conditions;
 - ix. incorporate sustainable practices including maximising energy efficiency and water conservation;
 - x. incorporate natural features and respond to site topography;

- xi. cater for appropriate car parking and manoeuvring areas on site;
- xii. be responsive to the lot shape, dimensions and topographic features.
- xiii. be designed to respond to sloping topography in the siting, design and form of buildings and structures (e.g. retaining structures) by:
 - A. minimising overuse of cut and fill to create single flat pads and benching;
 - B. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems;
 - C. minimising any impact on the landscape character of the zone;
 - D. protecting the amenity and visual impact of any cut and fill on adjoining properties;
 - E. ensuring short and long-term slope stability;
 - F. ensuring that all necessary maintenance is achievable.
- e. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
 - iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- f. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
- g. 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.
- h. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
- i. 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.

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- 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.

j. Development in the Township residential precinct includes one or more of the following:

<ul style="list-style-type: none"> • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Dual occupancy⁽²¹⁾ - If on a lot with an area greater than 1000m² • Dwelling house⁽²²⁾ • Emergency services⁽²⁵⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Residential care facility⁽⁶⁵⁾ - if within 800m of the Township zone – Township centre precinct • Retirement facility⁽⁶⁷⁾ - if within 800m of the Township zone – Township centre precinct 	<ul style="list-style-type: none"> • Rooming accommodation⁽⁶⁹⁾ • Sales office⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold • Short-term accommodation⁽⁷⁷⁾
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k. Development in the Township residential precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ 	<ul style="list-style-type: none"> • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ - if not within 800m of the Township zone – Township centre precinct • Resort complex⁽⁶⁶⁾
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<ul style="list-style-type: none"> • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Crematorium⁽¹⁸⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Environment facility⁽²⁶⁾ • 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⁾ • High Impact industry⁽³⁴⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive animal industry⁽³⁹⁾ 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Marine industry⁽⁴⁵⁾ • Market⁽⁴⁶⁾ • Medium impact industry⁽⁴⁷⁾ • Motor sport facility⁽⁴⁸⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Research and technology industry⁽⁶⁴⁾ 	<ul style="list-style-type: none"> • Retirement facility⁽⁶⁷⁾ - if not within 800m of the Township zone – Township centre precinct • Roadside stall⁽⁶⁸⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Service industry⁽⁷³⁾ • Service station⁽⁷⁴⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Wholesale nursery⁽⁸⁹⁾ • Winery⁽⁹⁰⁾
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- I. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.12.3.2 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable acceptable outcomes set out in Part E, Table 6.2.12.3.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part E Table 6.2.12.3.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

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Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO2
SAO2	PO3
SAO3	PO4
SAO4	PO5
SAO5	PO5
SAO6	PO9
SAO7	PO12
SAO8	PO15
SAO9	PO17-PO22
SAO10	PO16
SAO11	PO24
SAO12	PO25
SAO13	PO25
SAO14	PO27
SAO15	PO29
SAO16	PO31
SAO17	PO32
SAO18	PO34
SAO19	PO36
SAO20	PO37
SAO21	PO34
SAO22	PO38
SAO23	PO38-PO43
SAO24	PO40
SAO25	PO44
SAO26	PO44
SAO27	PO44
SAO28	PO45
SAO29	PO46
SAO30	PO48
SAO31	PO49
SAO32	PO49
SAO33	PO53
SAO34	PO53
SAO35	PO53

SAO36	PO55
SAO37	PO56
SAO38	PO56
SAO39	PO57
SAO40	PO57
SAO41	PO57
SAO42	PO57
SAO43	PO58
SAO44	PO62
SAO45	PO62
SAO46	PO62
SAO47	PO62
SAO48	PO62
SAO49	PO62
SAO50	PO62
SAO51	PO62
SAO52	PO66
SAO53	PO68
SAO54	PO69
SAO55	PO70
SAO56	PO70
SAO57	PO70
SAO58	PO70
SAO59	PO72
SAO60	PO73
SAO61	PO73
SAO62	PO74
SAO63	PO75
SAO64	PO76
SAO65	PO77-PO88
SAO66	PO77-PO88
SAO67	PO89
SAO68	PO89
SAO69	PO92
SAO70	PO92
SAO71	PO92

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SAO72	PO93
SAO73	PO95-PO97, PO99-PO101
SAO74	PO95-PO97, PO99-PO101
SAO75	PO95-PO97
SAO76	PO98
SAO77	PO102
SAO78	PO103

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part F, Table 6.2.12.3.2.

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

Part E - Criteria for self-assessable development - Township residential precinct

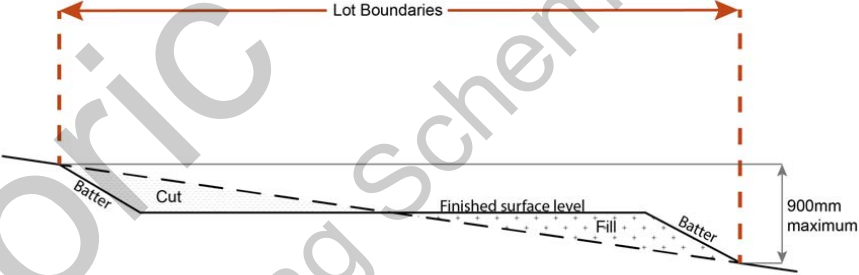
Table 6.2.12.3.1 Self-assessable development - Township residential precinct

Self-assessable acceptable outcomes																																									
General criteria																																									
Building height																																									
SAO1	Building height does not exceed: <ol style="list-style-type: none"> that mapped on Overlay map – Building heights; or for , including free standing carports and garages, 4m and a mean height not exceeding 3.5m. 																																								
Setbacks																																									
SAO2	Setbacks comply with the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Height of wall</th> <th colspan="3">Frontage Primary</th> <th colspan="3">Frontage Secondary to street</th> <th rowspan="2">Side To OMP and wall</th> <th rowspan="2">Rear To OMP and wall</th> </tr> <tr> <th>To wall</th> <th>To OMP</th> <th>To car parking space</th> <th>To wall</th> <th>To OMP</th> <th>To car parking space</th> </tr> </thead> <tbody> <tr> <td>Less than 4.5m</td> <td>Min 6.0m</td> <td>Min 4.5m</td> <td>Min 5.4</td> <td>Min 3m</td> <td>Min 2m</td> <td>Min 5.4</td> <td>Min 1.5m</td> <td>6.0m</td> </tr> <tr> <td>4.5m or more</td> <td>Min 6.0m</td> <td>Min 4.5m</td> <td>N/A</td> <td>Min 3m</td> <td>Min 2m</td> <td>N/A</td> <td>Min 2m</td> <td>6.0m</td> </tr> </tbody> </table> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>								Height of wall	Frontage Primary			Frontage Secondary to street			Side To OMP and wall	Rear To OMP and wall	To wall	To OMP	To car parking space	To wall	To OMP	To car parking space	Less than 4.5m	Min 6.0m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 1.5m	6.0m	4.5m or more	Min 6.0m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 2m	6.0m
Height of wall	Frontage Primary			Frontage Secondary to street			Side To OMP and wall	Rear To OMP and wall																																	
	To wall	To OMP	To car parking space	To wall	To OMP	To car parking space																																			
Less than 4.5m	Min 6.0m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 1.5m	6.0m																																	
4.5m or more	Min 6.0m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 2m	6.0m																																	
Site cover																																									
SAO3	Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).																																								
Car parking																																									
SAO4	Car parking is provided in accordance with Schedule 7 - Car parking.																																								

	Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.
SAO5	Car parking and manoeuvring areas are designed and constructed in accordance with the Australian Standards AS2890.1.
Waste	
SAO6	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
Lighting	
SAO7	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters of the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO8	Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to: <ul style="list-style-type: none"> a. Clearing of a habitat tree located within an approved development footprint; b. Clearing of a habitat tree within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of a habitat tree 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	

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SAO9	Where available, the development is connected to: <ul style="list-style-type: none"> a. an existing reticulated electricity supply; b. telecommunications and broadband; c. reticulated sewerage; d. reticulated water; e. sealed and dedicated road.
SAO10	Where involving an extension (building work) in front of the main building line and where the lot adjoins or is opposite to a park ⁽⁵⁷⁾ , foreshore or Humpybong Reserve, all existing overhead power lines are to be undergrounded for the full frontage of the lot.
Access	
SAO11	Any new or changes to existing direct vehicle access for residential development does not occur from arterial or sub-arterial roads.
SAO12	Any new or changes to existing site access and driveways are designed and located in accordance with: <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.
SAO13	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	
SAO14	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. <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>
SAO15	Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development: <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; OR will result in an impervious area greater than 25% of the net developable area.
Site works and construction management	
SAO16	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO17	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.
SAO18	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.

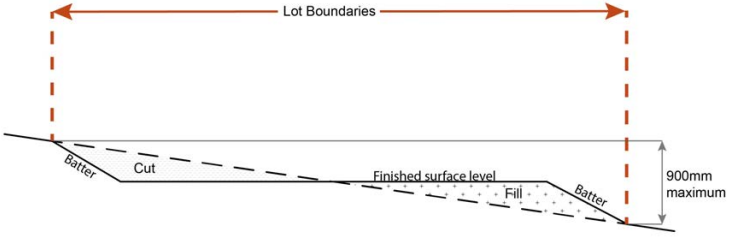
<p>SAO19</p>	<p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p> <p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p>
<p>SAO20</p>	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>
<p>SAO21</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>Earthworks</p>	
<p>SAO22</p>	<p>The site is prepared and the fill placed on-site in accordance with Australian Standard 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>SAO23</p>	<p>The total of all cut and fill on-site does not exceed 900mm in height.</p> <p style="text-align: center;">Figure - Cut and fill</p>  <p>Note - This is site earthworks not building work.</p>
<p>SAO24</p>	<p>Filling or excavation does not result in:</p> <ol style="list-style-type: none"> a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. <p>Note - Public sector entity is defined in the Sustainable Planning Act 2009.</p>
<p>Fire services</p> <p>Note - The provisions under this heading only apply if:</p> <ol style="list-style-type: none"> a. the development is for, or incorporates: <ol style="list-style-type: none"> i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. 	

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<p>AND</p> <p>b. none of the following exceptions apply:</p> <p>i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or</p> <p>ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.</p> <p>Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.</p>	
<p>SAO25</p>	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <p>a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;</p> <p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <p>i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;</p> <p>ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;</p> <p>iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and</p> <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.</p>
<p>SAO26</p>	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <p>a. an unobstructed width of no less than 3.5m;</p> <p>b. an unobstructed height of no less than 4.8m;</p> <p>c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</p> <p>d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</p>
<p>SAO27</p>	<p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
<p>SAO28</p>	<p>For development that contains on-site fire hydrants external to buildings:</p> <p>a. those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>b. a sign identifying the following is provided at the vehicular entry point to the site:</p> <p>i. the overall layout of the development (to scale);</p>

	<ul style="list-style-type: none"> ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>						
SAO29	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>						
Use specific criteria							
Dwelling house ⁽²²⁾							
Car parking							
SAO30	<p>Garage and carport openings are no greater than:</p> <table border="1"> <thead> <tr> <th>Primary or secondary frontage</th> <th>Covered car space opening(s) per street frontage And location of car parking areas</th> </tr> </thead> <tbody> <tr> <td>=12.5m</td> <td>6m wide maximum</td> </tr> <tr> <td><12.5m</td> <td>Single level: 3.0m wide maximum; Double level: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level.</td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	Primary or secondary frontage	Covered car space opening(s) per street frontage And location of car parking areas	=12.5m	6m wide maximum	<12.5m	Single level: 3.0m wide maximum; Double level: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level.
Primary or secondary frontage	Covered car space opening(s) per street frontage And location of car parking areas						
=12.5m	6m wide maximum						
<12.5m	Single level: 3.0m wide maximum; Double level: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level.						
Access and driveways							
SAO31	A maximum of 1 driveway crossover per street frontage.						
SAO32	Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.						
Casual surveillance							

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<p>SAO33</p>	<p>Dwellings must address primary frontages (including arterial, sub-arterial and regional-arterial roads) with a minimum of a front door, window(s) and pedestrian entrance.</p> <p>Note - If an acoustic fence has been conditioned as part of a reconfiguring a lot approval this provision does not apply to that frontage.</p> <p>Note - This is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision for a Dwelling house⁽²²⁾ requires a concurrence agency response from council.</p>
<p>SAO34</p>	<p>A minimum of one habitable room window on each level overlooks each adjoining public space (street, public open space or laneway).</p>
<p>SAO35</p>	<p>30% of the front façade of the building (excluding the garage and front door) is made up of windows or glazing.</p>
<p>Waste</p>	
<p>SAO36</p>	<p>Each dwelling includes a garbage bin utility area that:</p> <ol style="list-style-type: none"> is screened from public areas; is not located in the primary frontage setback; is not located in an enclosed garage; has a minimum area of 1m x 2m; has access to the collection point without going through a dwelling. <p>Note - refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - this is a quantifiable standard that relates to the amenity and aesthetic impacts of the building or structure. Non-compliance with this provision for a Dwelling house⁽²²⁾ requires a concurrence agency response from council.</p>
<p>Sloping land</p>	
<p>SAO37</p>	<p>Building and site design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> use split-level, multiple-slab, pier or pole construction; avoid single-plane slabs and benching; have built to boundary walls on the low side of the site to avoid drainage issues; follow the contour and ensure the height of cut or fill, whether retained or not, does not exceed 900mm. <p style="text-align: center;">Figure - Cut and fill</p> 

SAO38	Building and site design on slopes greater than 15% do not include slab on ground.										
Secondary dwelling											
SAO39	The siting and design of dwellings ensures that the secondary dwelling is: <ul style="list-style-type: none"> a. not located in front of the primary dwelling; b. annexed to (adjoining, below or above) or located within 10.0m of the primary dwelling (excluding domestic outbuildings). <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>										
SAO40	No more than 1 secondary dwelling is located on an allotment.										
SAO41	The GFA of the secondary dwelling does not exceed 45m ² GFA.										
SAO42	Where additional car parking spaces are provided, car parking spaces are co-located with the parking spaces for the primary dwelling to appear as a single dwelling from the street.										
Domestic outbuildings											
SAO43	Domestic outbuildings: <ul style="list-style-type: none"> a. have a maximum GFA as outlined below: <table border="1" data-bbox="256 1077 1466 1346"> <thead> <tr> <th>Size of lot</th> <th>Max. GFA</th> </tr> </thead> <tbody> <tr> <td>Less than 600m²</td> <td>50m²</td> </tr> <tr> <td>600m² - 1000m²</td> <td>70m²</td> </tr> <tr> <td>>1000m² – 2000m²</td> <td>80m²</td> </tr> <tr> <td>Greater than 2000m²</td> <td>150m²</td> </tr> </tbody> </table> <p>Note - exempt building work is excluded from the area calculations.</p> b. have a maximum building height of 3.5m; c. are located behind the main building line and not within primary or secondary frontage setbacks. 	Size of lot	Max. GFA	Less than 600m ²	50m ²	600m ² - 1000m ²	70m ²	>1000m ² – 2000m ²	80m ²	Greater than 2000m ²	150m ²
Size of lot	Max. GFA										
Less than 600m ²	50m ²										
600m ² - 1000m ²	70m ²										
>1000m ² – 2000m ²	80m ²										
Greater than 2000m ²	150m ²										
Home based business⁽³⁵⁾											
SAO44	A maximum of 1 employee (not a resident) OR 2 customers OR customers from within 1 Small rigid vehicle (SRV) or smaller are permitted on the site at any one time.										
SAO45	Service and delivery vehicles do not exceed a Small rigid vehicle (SRV) at any one time.										
SAO46	Vehicle parking for the Home based business ⁽³⁵⁾ on-site is limited to 1 car or Small rigid vehicle (SRV).										
SAO47	Home based business(s) ⁽³⁵⁾ occupy an area of the existing dwelling or on-site structure not greater than 40m ² gross floor area.										
SAO48	Home based business(s) ⁽³⁵⁾ do not involve manufacturing. <p>Note - Manufacturing as defined in the <i>Food Act 2006</i> is permitted.</p>										

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SAO49	The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, chemicals and other environmental impacts.
SAO50	The hours of operation do not exceed 8:00am to 6:00pm, Monday to Saturday and are not open to the public on Sunday's, Christmas Day, Good Friday and Anzac Day. Note - Office or administrative activities that do not generate non-residents visiting the site, such as book-keeping and computer work, may operate outside the hours of operation.
SAO51	For a bed and breakfast, the use: a. is fully contained within the existing dwelling on-site; b. occupies a maximum of 2 bedrooms; c. includes the provision of a minimum of 1 meal per day; d. accommodates a maximum of 6 people at any one time. Note - For a Bed and Breakfast SO44 - SO50 above do not apply.
Sales office ⁽⁷²⁾	
SAO52	The use is not carried out for 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.	
SAO53	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.
SAO54	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.
SAO55	Equipment shelters and associated structures are located: a. directly beside the existing equipment shelter and associated structures; b. behind the main building line; c. further away from the frontage than the existing equipment shelter and associated structures; d. a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.
SAO56	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO57	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO58	A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the development and street frontage and adjoining uses. Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.

	Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person to ensure compliance with Planning scheme policy - Integrated design.
SAO59	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)	
Note - 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.	
SAO60	<p>a. Building and structures are:</p> <ol style="list-style-type: none"> i. not located on a ridgeline ii. not located on land with a slope greater than 15% (see Overlay map – Landslide hazard) <p>b. Dwellings are located on east to south facing slopes.</p> <p style="text-align: center;">House Sites Numbered in Order of Degree of Fire Safety</p> <p>(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.</p>
SAO61	Buildings and structures have contained within the site: <p>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;</p>

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	<ul style="list-style-type: none"> 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>
SAO62	<p>The length of driveway:</p> <ul style="list-style-type: none"> a. to a public road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road; b. has a maximum gradient no greater than 12.5%; c. have a minimum width of 3.5m; d. accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.
SAO63	<ul style="list-style-type: none"> a. A reticulated water supply is provided by a distributor retailer for the area or, where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is provided and located within 10m of buildings and structures. b. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access to within 3m of that water storage source is provided. c. Where a tank is the nominated on-site fire fighting water storage source, it includes: <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 20mm (minimum) to accommodate suction lines.
SAO64	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> <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.

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>SAO65</p>	<p>Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².</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> <ul 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>SAO66</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> <ul style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint;

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	<ul style="list-style-type: none"> 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.
<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>	
SAO67	<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>
SAO68	<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>
SAO69	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
SAO70	<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.
SAO71	<p>Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.</p>

Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
SAO72	<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⁾.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO73	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.
SAO74	<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>
SAO75	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO76	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.
SAO77	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)	
<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>	
SAO78	<p>No development is to 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

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	<p>c. 20m from top of bank for W3 waterway and drainage line</p> <p>d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.</p> <p>Note - W1, W2 and W3 waterways and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p> <p>Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.</p> <p>Note - The minimum setback distance applies to the each side of waterway.</p>
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Transport noise corridors (refer Overlay map - Transport noise corridors to determine if the following assessment criteria apply)

Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part F - Criteria for assessable development - Township residential precinct

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part F, Table 6.2.12.3.2.

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

Table 6.2.12.3.2 Assessable development - Township residential precinct

Performance outcomes	Acceptable outcomes
General criteria	
Character	
<p>PO1</p> <p>Residential development maintains the predominantly low-density residential nature and traditional well connected layout of residential townships.</p>	No acceptable outcome provided.
Building height	
<p>PO2</p> <p>Building height</p> <p>a. is consistent with the low rise character of the Township precinct;</p> <p>b. preserves the natural features of the site, including slope, orientation and view corridors;</p> <p>c. does not unduly impact on views, breezes, sunlight or privacy experienced by adjoining properties.</p>	<p>AO2</p> <p>Building height does not exceed:</p> <p>a. that mapped on Overlay map – Building heights; or</p> <p>b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</p>
Setbacks	

<p>PO3</p> <p>Setbacks are:</p> <ol style="list-style-type: none"> consistent with the low density Township character where buildings are positioned further away from the footpath and further apart from each other; provide area on-site that is unconstrained by buildings and structures; ensure parked vehicles do not restrict pedestrian and traffic movement and safety; maintain the privacy of adjoining properties; maintain private open space areas that are of a size and dimension to be useable and functional spaces. 	<p>AO3</p> <p>Setbacks comply with the table below.</p> <p>Setbacks</p> <table border="1" data-bbox="815 369 1466 813"> <thead> <tr> <th rowspan="2">Height of wall</th> <th colspan="3">Frontage Primary</th> <th colspan="3">Frontage Secondary to street</th> <th rowspan="2">Side To OMP and wall</th> <th rowspan="2">Rear To OMP and wall</th> </tr> <tr> <th>To wall</th> <th>To OMP</th> <th>To car parking space</th> <th>To wall</th> <th>To OMP</th> <th>To car parking space</th> </tr> </thead> <tbody> <tr> <td>Less than 4.5m</td> <td>Min 6.0m</td> <td>Min 4.5m</td> <td>Min 5.4</td> <td>Min 3m</td> <td>Min 2m</td> <td>Min 5.4</td> <td>Min 1.5m</td> <td>6.0m</td> </tr> <tr> <td>4.5m or more</td> <td>Min 6.0m</td> <td>Min 4.5m</td> <td>N/A</td> <td>Min 3m</td> <td>Min 2m</td> <td>N/A</td> <td>Min 2m</td> <td>6.0m</td> </tr> </tbody> </table> <p>Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p>	Height of wall	Frontage Primary			Frontage Secondary to street			Side To OMP and wall	Rear To OMP and wall	To wall	To OMP	To car parking space	To wall	To OMP	To car parking space	Less than 4.5m	Min 6.0m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 1.5m	6.0m	4.5m or more	Min 6.0m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 2m	6.0m
Height of wall	Frontage Primary			Frontage Secondary to street			Side To OMP and wall	Rear To OMP and wall																										
	To wall	To OMP	To car parking space	To wall	To OMP	To car parking space																												
Less than 4.5m	Min 6.0m	Min 4.5m	Min 5.4	Min 3m	Min 2m	Min 5.4	Min 1.5m	6.0m																										
4.5m or more	Min 6.0m	Min 4.5m	N/A	Min 3m	Min 2m	N/A	Min 2m	6.0m																										
Site cover																																		
<p>PO4</p> <p>Site cover:</p> <ol style="list-style-type: none"> reduces the dominance of buildings and structures to reflect the detached, low density Township character; provides generous open areas around buildings for usable private open space, protect existing vegetation and enable 'private' greening of yard space; reduces building bulk and creates visual interest in the built form; maximises separation between buildings to maximise amenity, cross ventilation and solar access. 	<p>AO4</p> <p>Site cover does not exceed 50% (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures).</p>																																	
Car parking																																		
<p>PO5</p> <p>The number of car parking spaces is managed to:</p> <ol style="list-style-type: none"> avoid significant impacts on the safety and efficiency of the road network; avoid an oversupply of car parking spaces; avoid the visual impact of large areas of open car parking from road frontages and public areas; 	<p>AO5.1</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.</p> <hr/> <p>AO5.2</p>																																	

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<p>d. promote active and public transport options;</p> <p>e. promote innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>All car parking areas are designed and constructed in accordance with <i>Australian Standard AS2890.1</i>.</p>								
<p>PO6</p> <p>Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.</p>	<p>AO6</p> <p>Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.</p>								
<p>Bicycle parking and end of trip facilities</p> <p>Note - Building work to which this code applies constitutes Major Development for purposes of development requirements for end of trip facilities prescribed in the Queensland Development Code MP 4.1.</p>									
<p>PO7</p> <p>a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:</p> <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. <p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. 	<p>AO7.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="815 1182 1466 1496"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Residential uses comprised of dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking</td> </tr> <tr> <td>Non-residential uses</td> <td>Minimum 1 space per 200m² of GFA</td> </tr> </tbody> </table> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p> <p>AO7.2</p> <p>Bicycle parking is:</p> <ul style="list-style-type: none"> a. provided in accordance with <i>Austroroads (2008), Guide to Traffic Management - Part 11: Parking</i>; b. protected from the weather by its location or a dedicated roof structure; 	Use	Minimum Bicycle Parking	Residential uses comprised of dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking	Non-residential uses	Minimum 1 space per 200m ² of GFA
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All other residential uses	Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking								
Non-residential uses	Minimum 1 space per 200m ² of GFA								

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

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

- c. located within the building or in a dedicated, secure structure for residents and staff;
- d. adjacent to building entrances or in public areas for customers and visitors.

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

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

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

AO7.3

For non-residential uses, storage lockers:

- a. are provide at a rate of 1.6 per bicycle parking space (rounded up to the nearest whole number);
- b. have minimum dimensions of 900mm (height) x 300mm (width) x 450mm (depth).

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

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

AO7.4

For non-residential uses, changing rooms:

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

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

	<table border="1"> <tbody> <tr> <td>1-5</td> <td>Male and female</td> <td>1 unisex change room</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>6-19</td> <td>Female</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td rowspan="3">20 or more</td> <td>Male</td> <td>1</td> <td>1</td> <td>1 closet pan</td> <td>1</td> </tr> <tr> <td>Female</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> <tr> <td>Male</td> <td>1</td> <td>2, plus 1 for every 20 bicycle spaces provided thereafter</td> <td>1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter</td> <td>1, plus 1 for every 60 bicycle parking spaces provided thereafter</td> </tr> </tbody> </table> <p>Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head.</p> <p>Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p>d. are provided with:</p> <ol style="list-style-type: none"> i. a mirror located above each wash basin; ii. a hook and bench seating within each shower compartment; iii. a socket-outlet located adjacent to each wash basin. <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities</p> <p>Editor's note - The acceptable solutions for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This acceptable outcome is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>	1-5	Male and female	1 unisex change room	1	1 closet pan	1	6-19	Female	1	1	1 closet pan	1	20 or more	Male	1	1	1 closet pan	1	Female	1	2, plus 1 for every 20 bicycle spaces provided thereafter	2 closet pans, plus 1 sanitary compartment for every 60 bicycle parking spaces provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter	Male	1	2, plus 1 for every 20 bicycle spaces provided thereafter	1 urinal and 1 closet pans, plus 1 sanitary compartment at the rate of 1 closet pan or 1 urinal for every 60 bicycle space provided thereafter	1, plus 1 for every 60 bicycle parking spaces provided thereafter
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Loading and servicing																													
<p>PO8</p> <p>Loading and servicing areas:</p> <ol style="list-style-type: none"> a. are not visible from the street frontage; b. are integrated into the design of the building; 	No acceptable outcome provided.																												

<ul style="list-style-type: none"> c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. where possible loading and servicing areas are consolidated and shared with adjoining sites. 	
Waste	
<p>PO9</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>PO9</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Landscaping and fencing	
<p>PO10</p> <p>On-site landscaping is provided, that:</p> <ul style="list-style-type: none"> a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sightlines; e. maintains the achievement of active frontages and sight lines for casual surveillance. <p>Note - All landscaping is to accord with Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO11</p> <p>Surveillance and overlooking are maintained between the road frontage and the main building line.</p>	<p>AO11</p> <p>No fencing is provided forward of the building line.</p>
Amenity	
<p>PO12</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p>	<p>No acceptable outcome provided.</p>
Noise	
<p>PO13</p> <p>Noise generating uses do not adversely affect existing noise sensitive uses.</p>	<p>No acceptable outcome provided.</p>

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<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>PO14</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ul style="list-style-type: none"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>AO14.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO14.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Clearing of habitat trees where not located within the Environmental areas overlay map</p>	
<p>PO15</p> <ul style="list-style-type: none"> a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where 	<p>No acceptable outcome provided</p>

<p>hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <p>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> <p>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	
Works criteria	
Utilities	
<p>PO16</p> <p>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</p>	<p>No acceptable outcome provided</p>
<p>PO17</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO17</p> <p>Development is connected to underground electricity.</p>
<p>PO18</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO19</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p>PO20</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>AO20.1</p> <p>Where in a sewerage area, the development is connected to a reticulated sewerage network.</p> <p>AO20.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO21</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>AO21</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</p>

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	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>PO22</p> <p>The development is provided with constructed and dedicated road access.</p>	No acceptable outcome provided
Access	
<p>PO23</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>PO24</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>AO24.1</p> <p>Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway.</p> <p>Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>
	<p>AO24.2</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>AO24.3</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>AO24.4</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO25</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO25.1</p> <p>Site access and driveways are designed and located in accordance with:</p>

	<p>a. Where for a Council-controlled road, AS/NZS2890.1 section 3; or</p> <p>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.</p> <p>AO25.2</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>AO25.3</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>PO26</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <p>a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;</p> <p>b. ensure the orderly and efficient continuation of the active transport network;</p> <p>c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design.</p> <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> <p>i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide</p>	<p>No acceptable outcome provided</p>

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<p>carriageway widening and underground drainage where required; or</p> <p>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> <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
<p>Stormwater</p>	
<p>PO27</p> <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>No acceptable outcome provided</p>
<p>PO28</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>PO29</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>PO30</p> <p>Easements for drainage purposes are provided over:</p>	<p>No acceptable outcome provided</p>

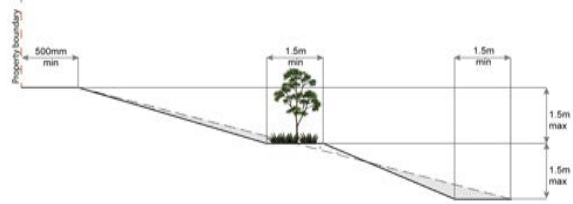
<p>a. stormwater pipes located in freehold land if the pipe diameter exceeds 300mm;</p> <p>b. overland flow paths where they cross more than one property boundary.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
Site works and construction management	
<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 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>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, 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>

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	<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>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</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> <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>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>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>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>AO36.1</p>

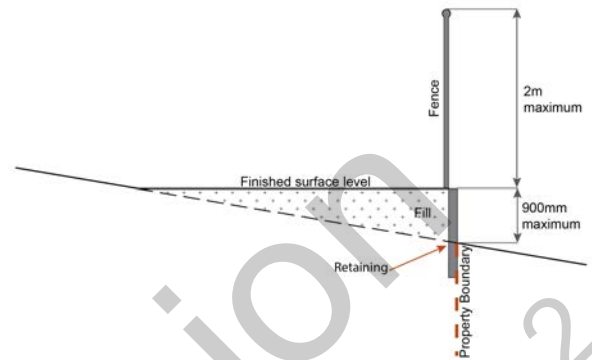
<p>The clearing of vegetation on-site:</p> <ol style="list-style-type: none"> is limited to the area of infrastructure works, building areas and other necessary areas for the works; and includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; is disposed of in a manner which minimises nuisance and annoyance to existing premises. <p>Note - No burning of cleared vegetation is permitted.</p>	<p>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>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 authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	<p>No acceptable outcome provided</p>
<p>Earthworks</p>	
<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"> the natural topographical features of the site; short and long-term slope stability; soft or compressible foundation soils; reactive soils; low density or potentially collapsing soils; existing fill and soil contamination that may exist on-site; the stability and maintenance of steep rock slopes and batters; 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>

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	<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"> limited to that required for the necessary approved use; 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>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO39</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</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> <p>AO40.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p>

	<p>a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken.</p> <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> <p>a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</p> <p>b. increased flood inundation outside the site;</p> <p>c. any reduction in the flood storage capacity in the floodway;</p> <p>d. and any clearing of native vegetation.</p> <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 scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No acceptable outcome provided.</p>
<p>Retaining walls and structures</p>	
<p>PO43</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO43</p> <p>Earth retaining structures:</p> <p>a. are not constructed of boulder rocks or timber;</p> <p>b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;</p>

Figure - Retaining on boundary



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

Figure - Cut

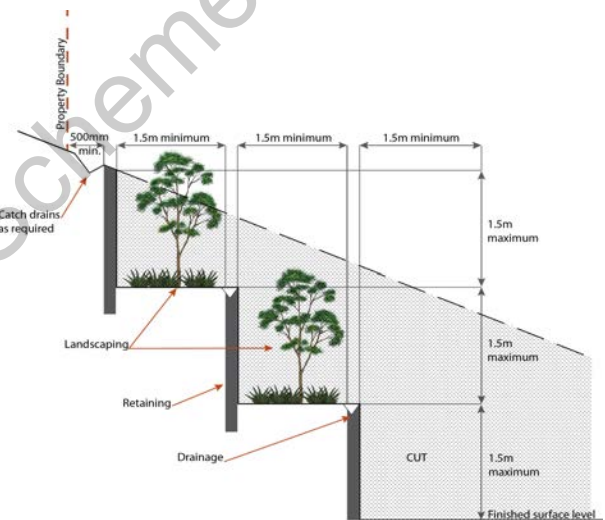
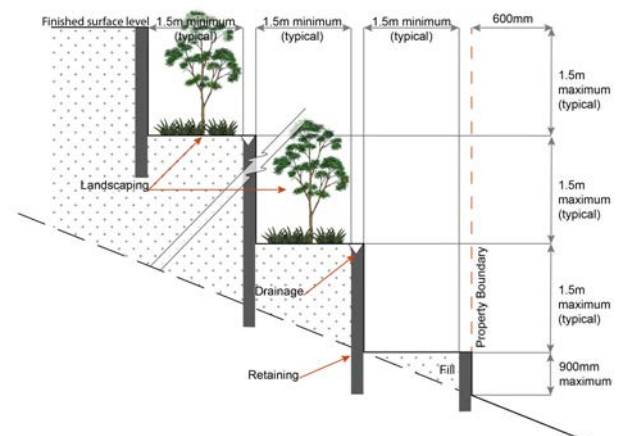


Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

- b. none of the following exceptions apply:
 - i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
 - ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

PO44

Development incorporates a fire fighting system that:

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

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

AO44.1

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

Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:

- a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative;
- b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);
- c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:
 - i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings;
 - ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans;
 - iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities;
- d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.

AO44.2

6 Zones

	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ol style="list-style-type: none"> an unobstructed width of no less than 3.5m; an unobstructed height of no less than 4.8m; constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
<p>PO45</p> <p>On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.</p>	<p>AO44.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>AO45</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> those external hydrants can be seen from the vehicular entry point to the site; or a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> the overall layout of the development (to scale); internal road names (where used); all communal facilities (where provided); the reception area and on-site manager's office (where provided); external hydrants and hydrant booster points; physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> in a form; of a size; illuminated to a level;

	which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.
<p>PO46</p> <p>Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.</p>	<p>AO46</p> <p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note <i>Fire hydrant indication system</i> is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Dwelling house ⁽²²⁾	
Private open space	
<p>PO47</p> <p>Dwellings are provided with private open space that is:</p> <ol style="list-style-type: none"> of a size and dimension to be useable and functional; directly accessible from the dwelling; located so that residents and neighbouring properties experience a suitable level of residential amenity; free of objects or structures that reduce or limit functionality. <p>Note - Dwelling houses ⁽²²⁾ adjoining an arterial, sub-arterial or regional arterial road must not locate private open space areas adjoining or within the setback to that road.</p> <p>Note - Utility areas (e.g. Driveways, air-conditioning units, water tanks, clothes drying facility, storage structures, refuse storage areas and retaining structures) are to be shown on a site plan.</p> <p>Note - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio).</p>	No acceptable outcome provided.
Car parking	
<p>PO48</p> <p>Garages and carports facing a street are designed to:</p>	No acceptable outcome provided.

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<ul style="list-style-type: none"> a. not dominate the street frontage; b. maintain active frontages and opportunities for surveillance from within the dwelling; c. contribute to the intended character of the streetscape; d. be separated to facilitate on street parking. 	
<p>Access and driveways</p>	
<p>PO49</p> <p>Driveways, pedestrian entries and internal access ways are designed to:</p> <ul style="list-style-type: none"> a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. provide a safe pedestrian environment; d. not result in excessive crossovers and hardstand areas; e. allows adequate space for on-street parking; f. allows adequate space for street planting and street trees; g. allow adequate space for garbage collection and the location of street infrastructure. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No acceptable outcome provided.</p>
<p>PO50</p> <p>The driveway construction across the verge conforms to the relevant standard drawing for the classification of the road in accordance with Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO51</p> <p>Lot access, facilities and driveways are located and designed in accordance with AS/NZS 2890.1 section 3.</p>	<p>No acceptable outcome provided.</p>
<p>Screening – fences and walls</p>	
<p>PO52</p>	<p>No acceptable outcome provided.</p>

<p>Fencing and screening complements the streetscape character, contributes to privacy while maintaining surveillance between buildings and public spaces.</p> <p>Note - The objective of providing surveillance of the street takes precedence over the provision of physical barriers for noise mitigation purposes. Where a barrier for noise is unavoidable it is to be aesthetically treated in accordance with an option detailed in Planning scheme policy - Residential design.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<p>Casual surveillance</p>	
<p>PO53</p> <p>Buildings and structures are designed and oriented to have active frontages that provide visual interest, address road frontages and facilitate casual surveillance of all public spaces (streets, laneways, public open space areas, pedestrian paths and car parking areas) through:</p> <ol style="list-style-type: none"> incorporating habitable room windows and balconies that overlook public spaces including secondary frontages; emphasising the pedestrian entry so that it is easily identifiable and safely accessible from the primary frontage. <p>Note - Dwelling houses ⁽²²⁾ adjoining an arterial or sub-arterial road must address the arterial or sub-arterial road.</p> <p>Note - Ground level dwellings at the front of the site have individual access points to the street.</p>	<p>No acceptable outcome provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<p>Waste</p>	
<p>PO54</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>	<p>No acceptable outcome provided.</p>
<p>PO55</p> <p>Waste storage areas are:</p> <ol style="list-style-type: none"> not located in front of the main building line; or are screened and aesthetically treated (e.g. with landscaping) to not dominate the streetscape. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>No acceptable outcome provided.</p>

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Sloping land	
<p>PO56</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 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 visual impact on the landscape character of the zone; d. protecting the amenity of adjoining properties. 	<p>AO56.1</p> <p>Building and lot design on slopes between 10% and 15% must:</p> <ol style="list-style-type: none"> a. avoid single-plane slabs and benching with the use of split-level, multiple-slab, pier or pole construction; b. have built to boundary walls on the low side of the lot to avoid drainage issues. <p>AO56.2</p> <p>New buildings on land with a slope greater than 15% do not have slab on ground construction.</p>
Secondary dwellings	
<p>PO57</p> <p>Secondary dwellings:</p> <ol style="list-style-type: none"> a. are subordinate and ancillary to the primary dwelling in size and function; b. are not larger than 45m² GFA; c. have the appearance, bulk and scale of a single dwelling from the street; d. maintain sufficient area for the siting of all buildings, structures, landscaping and car parking spaces for the Dwelling house⁽²²⁾ on-site. 	<p>No acceptable outcome provided.</p>
Domestic outbuildings	
<p>PO58</p> <p>Domestic outbuildings and car ports are:</p> <ol style="list-style-type: none"> a. of a height that does not negatively impact the visual amenity of adjoining properties; b. located on-site to not dominate the streetscape. 	<p>No acceptable outcome provided.</p>
Dual occupancy⁽²¹⁾	
<p>PO59</p> <p>Dual Occupancies⁽²¹⁾:</p> <ol style="list-style-type: none"> a. are on a lot with a minimum area of 1000m² and a minimum primary frontage of 30m or have a maximum site density of 20 dwellings per hectare; 	<p>No acceptable outcome provided.</p>

<p>b. are located within 800m of a township centre precinct;</p> <p>c. are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual occupancy⁽²¹⁾.</p> <p>Note - Refer to Planning scheme policy - Residential design for dispersal method and calculation.</p>	
Medium density uses	
<p>PO60</p> <p>Medium density uses (e.g. Retirement facility⁽⁶⁷⁾, Residential care facility⁽⁶⁵⁾, Relocatable home park⁽⁶²⁾, Rooming accommodation⁽⁶⁹⁾ and Short-term accommodation⁽⁷⁷⁾):</p> <p>a. have a maximum site density of 45 dwellings per hectare;</p> <p>b. are on lots with a minimum area of 1000m² and a minimum primary road frontage of 30m;</p> <p>c. are within 800m of a township centre precinct;</p> <p>d. present as individual dwellings from the frontage;</p> <p>e. are not within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a medium density use.</p>	No acceptable outcome provided.
<p>PO61</p> <p>Medium density uses incorporate, incorporate traditional architectural style and design elements to maintain the country town character (e.g. roof form, awnings, verandahs, parapets, window hoods, louvres and shutters, fretwork, stained glass, ornamental panels and utilises colours that are subdued and successfully blend with surrounding buildings and streetscape).</p>	No acceptable outcome provided.
Home based business ⁽³⁵⁾	
<p>PO62</p> <p>The scale and intensity of the Home Based Business⁽³⁵⁾:</p> <p>a. is compatible with the physical characteristics of the site and the character of the local area;</p> <p>b. is able to accommodate anticipated car parking demand without negatively impacting the streetscape or road safety;</p> <p>c. does not adversely impact on the amenity of adjoining and nearby premises;</p> <p>d. remains ancillary to the residential use of the dwelling;</p>	No acceptable outcome provided.

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<ul style="list-style-type: none"> e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensures employees and visitors to the site do not negatively impact the expected amenity of adjoining properties; g. ensures service and delivery vehicles do not negatively impact the amenity of the area. 	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO63</p> <p>The development 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>AO63.1</p> <p>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ul style="list-style-type: none"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls. <p>AO63.2</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>PO64</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO64</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO65</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ul style="list-style-type: none"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO65</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
Sales office⁽⁷²⁾	
<p>PO66</p>	<p>AO66</p>

Sales office ⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.	A Sales office ⁽⁷²⁾ is located on the site for no longer than 2 years.
<p>Telecommunications facility⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3KHz to 300Ghz.</p>	
<p>PO67</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>AO67.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>AO67.2</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>PO68</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>AO68</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>PO69</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO69</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>PO70</p> <p>The Telecommunications facility⁽⁸¹⁾ 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>AO70.1</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>AO70.2</p> <p>In all other areas towers do not exceed 35m in height.</p> <p>AO70.3</p> <p>Towers, equipment shelters and associated structures are of a design, colour and material to:</p>

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	<p>a. reduce recognition in the landscape; b. reduce glare and reflectivity.</p> <p>AO70.4</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>AO70.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p> <p>AO70.6</p> <p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO71</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>AO71</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>PO72</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>AO72</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p style="text-align: center;">Values and constraints criteria</p> <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>	

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

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

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

<p>PO73</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the number of buildings and people working and living on a site exposed to bushfire risk; ensures the protection of life during the passage of a fire front; is located and designed to increase the chance of survival of buildings and structures during a bushfire; minimises bushfire risk from build up of fuels around buildings and structures; ensure safe and effective access for emergency services during a bushfire. 	<p>AO73.1</p> <p>Buildings and structures are:</p> <ol style="list-style-type: none"> not located on a ridgeline; not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); dwellings are located on east to south facing slopes. <hr/> <p>AO73.2</p> <p>Buildings and structures have contained within the site:</p> <ol style="list-style-type: none"> 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; 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; a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and 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%: <ol style="list-style-type: none"> to, and around, each building and other roofed structure; and 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>PO74</p> <p>Development and associated driveways and access ways:</p>	<p>AO74</p> <p>A length of driveway:</p>

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<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. 	<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>PO75</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>AO75</p> <ul style="list-style-type: none"> a. a reticulated water supply is provided by a distributor retailer for the area or; b. where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures. c. Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source. d. Where a tank is the nominated on-site fire fighting water storage source, it includes: <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>PO76</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>AO76</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

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

PO77

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

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

No acceptable outcome provided.

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<p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<p>P078</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> retaining habitat trees; providing contiguous patches of habitat; provide replacement and rehabilitation planting to improve connectivity; avoiding the creation of fragmented and isolated patches of habitat; providing wildlife movement infrastructure. <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>P079</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No acceptable outcome provided.</p>
<p>P080</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. 	<p>No acceptable outcome provided.</p>
<p>P081</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; 	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> c. providing wildlife movement infrastructure; d. providing replacement and rehabilitation planting to improve connectivity. 	
Vegetation clearing and soil resource stability	
<p>PO82</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. result in soil erosion or land degradation; b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No acceptable outcome provided.
Vegetation clearing and water quality	
<p>PO83</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No acceptable outcome provided.
<p>PO84</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO85</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No acceptable outcome provided.
<p>PO86</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; 	No acceptable outcome provided.

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<ul style="list-style-type: none"> b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	
<p>PO87</p> <p>Development avoids adverse microclimate change and does not result in increased urban heat island effects. Adverse urban heat island effects are minimised by:</p> <ul style="list-style-type: none"> a. pervious surfaces; b. providing deeply planted vegetation buffers and green linkage opportunities; c. landscaping with local native plant species to achieve well-shaded urban places; d. increasing the service extent of the urban forest canopy. 	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and Matters of Local Environmental Significance (MLES) environmental offsets</p>	
<p>PO88</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.</p> <p>Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.</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>PO89</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; retain public access where this is currently provided. 	<p>AO89</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>PO90</p> <p>Demolition and removal is only considered where:</p> <ol style="list-style-type: none"> 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 demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or limited demolition is performed in the course of repairs, maintenance or restoration; or demolition is performed following a catastrophic event which substantially destroys the building or object. 	<p>No acceptable outcome provided.</p>
<p>PO91</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>PO92</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</p>	<p>AO92</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree;

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<p>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>b. not occur within 20m of a protected tree;</p> <p>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO93</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>AO93</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>PO94</p> <p>Development within a Pumping station buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. ensure that odour or other air pollutant impacts on the amenity of the development met the air quality objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO94</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>PO95</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>AO95</p> <p>No acceptable outcome provided.</p>
<p>PO96</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>AO96</p> <p>No acceptable outcome provided.</p>
<p>PO97</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>PO98</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>AO98</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>PO99</p>	<p>AO99</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>PO100</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>AO100.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V. <p>AO100.2</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>PO101</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one premises; inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater Drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No acceptable outcome provided.</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO102</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; maintenance and replacement costs are minimised. 	<p>AO102</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>

Riparian and wetland setbacks**PO103**

Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:

- a. impact on fauna habitats;
- b. impact on wildlife corridors and connectivity;
- c. impact on stream integrity;
- d. impact of opportunities for revegetation and rehabilitation planting;
- e. edge effects.

AO103

Development does not occur within:

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

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

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

Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

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6.2.12.4 Township industry precinct

6.2.12.4.1 Purpose - Township industry precinct

1. The purpose of the code will be achieved through the following overall outcomes for the Township industry precinct:
 - a. A range of industrial activities are established in the precinct which are of a low intensity (e.g. Low impact industry⁽⁴²⁾ or Service industry⁽⁷³⁾) and scale, with minimal off-site impacts and no adverse impacts on surrounding sensitive land uses.
 - b. The activities in this precinct provide employment and services to the township and surrounding rural sector only.
 - c. Development does not significantly detract from the rural community character of the township and does not negatively impact the amenity of nearby residential areas.
 - d. Non-industrial uses occurring in the precinct:
 - i. do not compromise or constrain the operation or viability of existing or future industrial activities;
 - ii. are subordinate in function and scale to all centres within the region;
 - iii. do not undermine the viability of township centre or convenience precincts;
 - iv. are consolidated to minimise adverse impacts on the efficient functioning of industrial activities;
 - v. provide a convenience service or support role to industries and employees in the precinct; or
 - vi. where not providing a convenience service or support role, development:
 - A. is located on a district collector, sub-arterial or arterial road;
 - B. does not generate large amounts of vehicle traffic during operating hours of industry;
 - C. cannot reasonably be located in a zone suited to the type of development.
 - e. The operation and viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - f. Sensitive land uses do not establish in the Township industry precinct with the exception of Caretaker's accommodation⁽¹⁰⁾.
 - g. Development is contained in the precinct boundaries and does not result in industry (including ancillary) uses occurring outside the Township industry precinct onto adjoining zones or precincts.
 - h. The scale, character and built form of development and the resulting streetscape contribute to a high standard of visual and physical amenity and incorporate crime prevention through environmental design (CPTED) principles.
 - i. Development is designed to incorporate sustainable practices, including water sensitive design and energy efficient building design.
 - j. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:

- A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;
 - C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.
- k. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.
 - l. 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.
 - m. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.
 - n. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:
 - i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;
 - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
 - iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.
 - iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:
 - A. the provision of replacement, restoration, rehabilitation planting and landscaping;
 - B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;
 - C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.
 - v. protecting native species and protecting and enhancing species habitat;
 - vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
 - vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;
 - viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;
 - ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;
 - x. ensuring effective and efficient disaster management response and recovery capabilities;
 - xi. where located in an overland flow path:
 - A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;
 - B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;

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

o. Development in the Township industry precinct includes 1 or more of the following:

<ul style="list-style-type: none"> • Caretaker's accommodation⁽¹⁰⁾ • Emergency services⁽²⁵⁾ • Hardware and trade supplies⁽³²⁾ 	<ul style="list-style-type: none"> • Low impact industry⁽⁴²⁾ • Medium impact industry⁽⁴⁷⁾ (if 250m or greater from a sensitive zone) • Outdoor sales⁽⁵⁴⁾ - if for the sale of agricultural machinery only • Rural industry⁽⁷⁰⁾ 	<ul style="list-style-type: none"> • Sales office⁽⁷²⁾ - if located on the same premises, or adjacent to land or buildings, being displayed or sold • Service industry⁽⁷³⁾ • Warehouse⁽⁸⁸⁾
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p. Development in the Township industry precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult Store⁽¹⁾ • Air services⁽³⁾ • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Aquaculture⁽⁶⁾ • Bar⁽⁷⁾ • Brothel⁽⁸⁾ • Cemetery⁽¹²⁾ • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community residence⁽¹⁶⁾ • Community use⁽¹⁷⁾ • Cropping⁽¹⁹⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ 	<ul style="list-style-type: none"> • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Health care services⁽³³⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major electricity infrastructure⁽⁴³⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ • Multiple dwelling⁽⁴⁹⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ 	<ul style="list-style-type: none"> • Parking station⁽⁵⁸⁾ • Permanent plantation⁽⁵⁹⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶²⁾ • Research and technology industry⁽⁶⁴⁾ • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural workers' accommodation⁽⁷¹⁾ • Shop⁽⁷⁵⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾
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<ul style="list-style-type: none"> • Educational establishment⁽²⁴⁾ • Environment facility⁽²⁶⁾ • Extractive industry⁽²⁷⁾ 	<ul style="list-style-type: none"> • Office⁽⁵³⁾ • Outdoor sport and recreation⁽⁵⁵⁾ 	<ul style="list-style-type: none"> • Showroom⁽⁷⁸⁾ • Special Industry • Theatre⁽⁷⁸⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾
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- q. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

6.2.12.4.2 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable acceptable outcomes set out in Part G, Table 6.2.12.4.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part G Table 6.2.12.4.1, assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a SAO is not met, and is therefore limited to the subject matter of the SAOs that are not complied with. To remove any doubt, for those SAOs that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO1
SAO2	PO2
SAO3	PO3
SAO4	PO6
SAO5	PO15
SAO6	PO9
SAO7	PO13
SAO8	PO18-21
SAO9	PO18-21
SAO10	PO22
SAO11	PO23-27
SAO12	PO30
SAO13	PO30
SAO14	PO32
SAO15	PO34
SAO16	PO36
SAO17	PO37
SAO18	PO39
SAO19	PO41
SAO20	PO37, PO40, PO42

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SAO21	PO39
SAO22	PO43
SAO23	PO48
SAO24	PO45
SAO25	PO49
SAO26	PO49
SAO27	PO49
SAO28	PO50
SAO29	PO51
SAO30	PO4, PO6, PO12, PO15-PO17 PO53, PO54
SAO31	PO52
SAO32	PO52
SAO33	PO55
SAO34	PO56
SAO35	PO61
SAO36	PO62
SAO37	PO63
SAO38	PO63
SAO39	PO63
SAO40	PO63
SAO41	PO65
SAO42	PO66-PO77
SAO43	PO66-PO77
SAO44	PO78
SAO45	PO78
SAO46	PO81
SAO47	PO81
SAO48	PO81
SAO49	PO82
SAO50	PO85-87, PO89-91
SAO51	PO85-87, PO89-91
SAO52	POPO85-87,
SAO53	POPO88

SAO54	PO92
SAO55	PO93
SAO56	PO94
SAO57	PO95
SAO58	PO96
SAO59	PO96

Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part H, Table 6.2.12.4.2.

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

Part G - Criteria for self-assessable development - Township industry precinct

Table 6.2.12.4.1 Self-assessable development - Township industry precinct

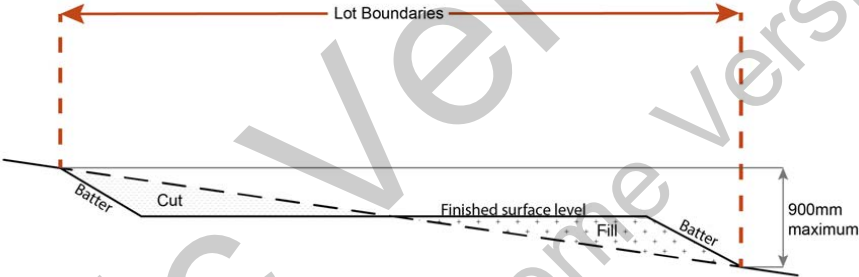
Self-assessable acceptable outcomes	
General criteria	
Extensions to existing buildings	
SAO1	Extensions to an existing building do not exceed 20% of the existing GFA on-site. Note - The 20% increase in GFA includes all previous instances of GFA increase under this outcome, or as part of Building Work.
Building height	
SAO2	Development does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
SAO3	Extensions to buildings maintain a minimum setback of: <ul style="list-style-type: none"> a. 6m to the street frontage; b. 3m to the secondary street frontage; c. 5m to land not included in the Industry zone.
Landscaping	
SAO4	Development does not result in a net reduction in established landscaping on the site.
Lighting	
SAO5	Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of the Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting. Note - "Curfewed hours" are taken to be those between 10pm and 7am the following day.
Car parking	
SAO6	On-site car parking is provided at a rate identified in Schedule 7 - Car parking.

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Self-assessable acceptable outcomes	
Waste	
SA07	Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.
Hazardous Chemicals	
SA08	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.
SA09	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	
SA010	<p>Development does not result in the damaging, destroyed or clearing of a habitat tree. This does not apply to:</p> <ol style="list-style-type: none"> Clearing of a habitat tree located within an approved development footprint; 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; Clearing of a habitat tree reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; 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; Clearing of a habitat tree reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; Clearing of a habitat tree in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; Clearing of a habitat tree associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 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	
SA011	<p>Where available, the development is connected to:</p> <ol style="list-style-type: none"> an existing reticulated electricity supply; telecommunications and broadband; reticulated sewerage;

Self-assessable acceptable outcomes	
	<ul style="list-style-type: none"> d. reticulated water; e. sealed and dedicated road.
Access	
SAO12	<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.
SAO13	<p>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.</p>
Stormwater	
SAO14	<p>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.</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>
SAO15	<p>Development incorporates a minimum of 2% of the site area constructed as a bioretention system in accordance with Planning scheme policy – Integrated design if the development:</p> <ul style="list-style-type: none"> a. is for urban purposes only; b. involves a land area greater than 2500m²; c. will result in 6 or more dwellings; <p>OR</p> <p>will result in an impervious area greater than 25% of the net developable area;</p>
Site works and construction management	
SAO16	<p>The site and any existing structures are to be maintained in a tidy and safe condition.</p>
SAO17	<p>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.</p>
SAO18	<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>
SAO19	<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>
SAO20	<p>Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.</p>

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Self-assessable acceptable outcomes	
SAO21	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	
SAO22	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
SAO23	The total of all cut and fill on-site does not exceed 900mm in height. <p style="text-align: center;">Figure - Cut and fill</p>  <p style="text-align: center;">Note - This is site earthworks not building work.</p>
SAO24	Filling or excavation does not result in: <ul style="list-style-type: none"> a. a reduction in cover over any Council or public sector entity infrastructure to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the filling or excavation works being undertaken. <p style="text-align: center;">Note - Public sector entity is defined in the Sustainable Planning Act 2009.</p>
Fire services	
<p>Note - The provisions under this heading only apply if:</p> <ul style="list-style-type: none"> a. the development is for, or incorporates: <ul style="list-style-type: none"> i. reconfiguring a lot for a community title scheme creating 1 or more vacant lots; or ii. material change of use for 2 or more sole occupancy units on the same lot, or within the same community titles scheme; or iii. material change of use for a Tourist park⁽⁸⁴⁾ with accommodation in the form of caravans or tents; or iv. material change of use for outdoor sales⁽⁵⁴⁾, outdoor processing or outdoor storage where involving combustible materials. <p>AND</p> <ul style="list-style-type: none"> b. none of the following exceptions apply: <ul style="list-style-type: none"> i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site. 	

Self-assessable acceptable outcomes	
<p>Note - The provisions under this heading do not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.</p>	
SAO25	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of <i>Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations</i>.</p> <p>Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005):</p> <ol style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet above-ground hydrants or suitably signposted in-ground hydrants would be an acceptable alternative; b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005); c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that: <ol style="list-style-type: none"> i. - for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. - for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. - for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; and d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and where applicable, Part 3.6.
SAO26	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ol style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.
SAO27	<p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p>
SAO28	<p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ol style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided); v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points.

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Self-assessable acceptable outcomes	
	<p>Note - The sign prescribed above, and the graphics used are to be:</p> <ol style="list-style-type: none"> in a form; of a size; illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
SAO29	<p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavements markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Land use	
SAO30	<p>Where within 100m of a sensitive zone:</p> <ol style="list-style-type: none"> development is undertaken fully indoors; uses do not create audible noise measured at the boundary of the site between the hours of 7:00 pm and 6:00 am; any new plant or air conditioning equipment is not located along adjoining boundaries with sensitive land uses and screened from view of the street; landscaping and noise attenuating fencing are used to buffer visual and audible impacts generated from the use.
SAO31	<p>The combined area for ancillary office⁽⁵³⁾ and administration functions does not exceed 10% of the GFA or 200m² whichever is the lesser.</p>
SAO32	<p>The display of items for sale to the public is limited to commodities, articles or goods resulting from the industrial processes undertaken on-site and limited to 5% of the GFA or 100m² of the use, whichever is the lesser.</p>
Caretaker's accommodation ⁽¹⁰⁾	
SAO33	<p>Caretaker's accommodation⁽¹⁰⁾:</p> <ol style="list-style-type: none"> has a maximum GFA of 80m²; does not gain access from a separate driveway to the principal use of the site; Includes a minimum 16m² of private open space directly accessible from a habitable room.
Sales office ⁽⁷²⁾	

Self-assessable acceptable outcomes	
SAO34	The use is not carried out for longer than 2 years from the date of commencement.
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.	
SAO35	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.
SAO36	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.
SAO37	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.
SAO38	Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.
SAO39	The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
SAO40	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>
SAO41	All equipment comprising the telecommunications facility ⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.
Values and constraints criteria	
Note - The relevant values and constraints criteria do not apply where the development 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.	
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)	
Note - The following are exempt from the native clearing provisions of this planning scheme:	
a.	Clearing of native vegetation located within an approved development footprint;

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- b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency;
- c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure;
- d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence;
- e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes;
- f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council;
- g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens;
- h. Grazing of native pasture by stock;
- i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.

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

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

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

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

SAO42 Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house⁽²²⁾ or extension to an existing dwelling house⁽²²⁾ only on lots less than 750m².

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

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

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

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

Self-assessable acceptable outcomes	
SAO43	<p>No clearing of native vegetation is to occur within the Value Offset Area MLES - Waterway buffer or Value Offset Area MLES - Wetland buffer.</p> <p>This does not apply to the following:</p> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental management and conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; h. Grazing of native pasture by stock; i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development.
<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>	
SAO44	<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>
SAO45	<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>
SAO46	<p>Development does not result in the removal of or damage to any significant tree identified on Overlay map – Heritage and landscape character and listed in Appendix 2 of Planning scheme policy – Heritage and landscape character.</p>
SAO47	<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>

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Self-assessable acceptable outcomes	
	<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.
SAO48	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
SAO49	<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.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
SAO50	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.
SAO51	<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>
SAO52	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO53	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.
SAO54	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)	
<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>	
SAO55	<p>No development is to 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.

Self-assessable acceptable outcomes

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.

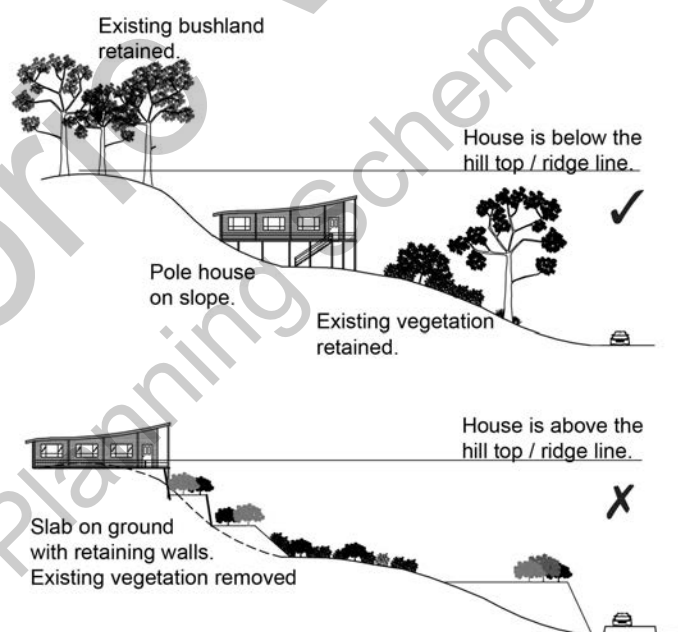
Note - In some cases, the top of bank may not be easily defined, as such a hydraulic measurement may be applied instead. Moreton Bay Regional Council will provide further direction on how to determine and locate the setback boundary in these locations.

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)

SAO56 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.

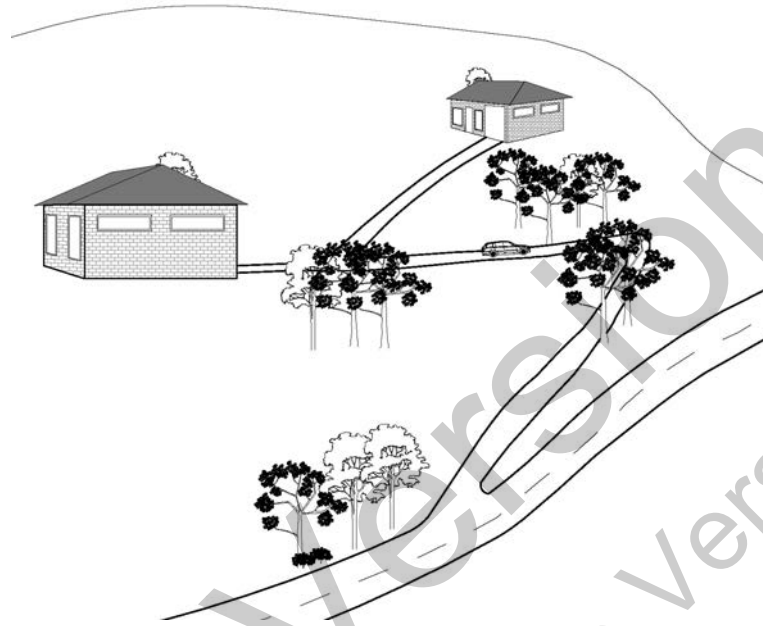


SAO57 Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:

- 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.

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SAO58 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	

SAO59 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)

Self-assessable acceptable outcomes

Note - This is for information purposes only. No self-assessable criteria or assessable criteria apply. Development located within a Transport Noise Corridor must satisfy the requirements of the Queensland Development Code

Part H - Criteria for assessable development - Township industry precinct


Where development is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part H, Table 6.2.12.4.2.

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

Table 6.2.12.4.2 Assessable development - Township industry precinct

Performance outcomes	Acceptable outcomes
General criteria	
Site cover	
PO1 Building site cover allows for adequate on-site provision of: <ol style="list-style-type: none"> car parking; vehicle access and manoeuvring; setbacks to boundaries; landscaped areas. 	No acceptable outcome provided.
Building height	
PO2 The height of buildings is in keeping with the predominant industrial character of the precinct and does not cause adverse amenity impacts on nearby sensitive land uses and zones.	AO2 Development does not exceed the maximum height identified on Overlay map - Building heights.
Setbacks	
PO3 Street boundary setbacks: <ol style="list-style-type: none"> minimise building bulk and visual dominance from the street; provide areas for landscaping at the front of the site; allow for customer parking to be located at the front of the building. <p>Note - The following diagram illustrates an acceptable design response to this outcome.</p>	AO3 Buildings maintain a minimum setback of : <ol style="list-style-type: none"> 6m to the street frontage; 3m to the secondary street frontage; 5m to land not included in the Industry zone.

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 <p>The diagram illustrates a site layout for industrial activity. A large rectangular area is outlined with a dashed line and labeled 'Industrial Activity'. To its right is a 'Footpath' with a textured pattern. Below the industrial area is a 'Parking' area containing a car icon. To the left of the parking area is a 'Driveway'.</p>	
<p>PO4</p> <p>Side and rear setbacks protect the amenity of adjoining sensitive land uses.</p>	<p>AO4</p> <p>Where development adjoins land in a Township residential precinct, the building is setback a minimum of 5m from the property boundary, and includes landscaping along the boundary appropriate for screening with a mature height of at least 3m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for determining acceptable levels of landscaping for screening purposes.</p>
<p>Staff recreation area</p>	
<p>PO5</p> <p>Development provides an on-site recreation area for staff that:</p> <ol style="list-style-type: none"> includes seating, tables and rubbish bins; is adequately protected from the weather; is safely accessible to all staff; is separate and private from public areas; is located away from a noisy or odorous activity. 	<p>No acceptable outcome provided.</p>
<p>Landscaping</p>	
<p>PO6</p> <p>Landscaping is provided on the site to:</p> <ol style="list-style-type: none"> visually soften the built form, areas of hardstand, storage areas and mechanical plant associated with the on-site activities; 	<p>AO6</p> <p>Landscaping is provided and maintained in accordance with Planning scheme policy - Integrated design.</p>

- b. complement the existing or desired streetscape;
- c. minimise the impact of industrial development on any adjoining lots not zoned for industrial purposes.

Fencing

PO7

The provision of fencing on street frontages does not dominate the streetscape or create safety issues.

Note - The following example illustrates an acceptable design response to this outcome.



AO7

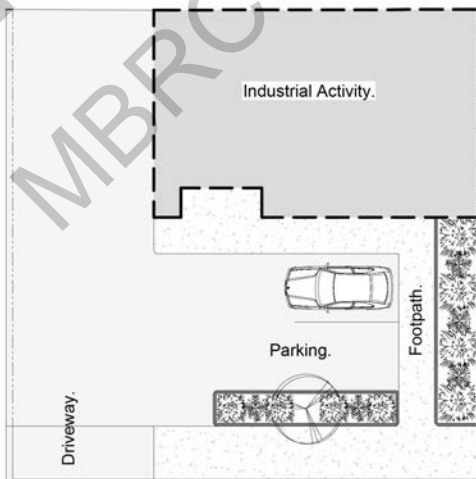
Where fencing is provided on the street frontage, it has a minimum transparency of 70%.

Public access

PO8

The use has a safe, clearly identifiable public access separated from service and parking areas.

Note - The following diagram illustrates an acceptable design response to this outcome.



AO8.1

Pedestrian linkages are provided from the street and customer car parking areas directly to the main entrance of the building.

AO8.2

There is no public access to or through industrial service areas.

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Car parking	
<p>PO9</p> <p>Car parking is provided on-site to meet the anticipated demand of employees and visitors and avoid adverse impacts on the external road network.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO9</p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p>
<p>PO10</p> <p>The design of car parking areas:</p> <ol style="list-style-type: none"> does not impact on the safety of the external road network; ensures the safety of pedestrians at all times; ensures the safe movement of vehicles within the site. 	<p>AO10</p> <p>All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1.</p>
<p>PO11</p> <p>Vehicle access and car parking areas minimise visual, noise and headlight impacts on adjoining sensitive land uses.</p>	<p>AO11</p> <p>Where car parking or manoeuvring areas are within 5.0 metres of the property boundary of an adjoining sensitive land use, a 1.8 metre solid timber screen fence is provided for the full length of these areas along the property boundary.</p>
Loading and servicing	
<p>PO12</p> <p>Service areas including loading/unloading facilities, plant areas and outdoor storage areas are screened from the direct view from public areas and land not included within the Industry zone.</p> <p>Note - If landscaping is proposed for screening purposes, refer to Planning scheme policy - Integrated design for determining acceptable levels.</p>	<p>No acceptable outcome provided.</p>
Waste	
<p>PO13</p> <p>Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.</p>	<p>AO13</p> <p>Bins and bin storage area/s are provided, designed and managed in accordance with Planning scheme policy – Waste.</p>
Environmental impacts	
<p>PO14</p>	<p>AO14</p>

<p>Where a use is not an environmentally relevant activity under the Environmental Protection Act, the release of any containment that may cause environmental harm is mitigated to an acceptable level.</p>	<p>Development achieves the standard listed in Schedule 1 Air Quality Objectives, Environmental Protection (Air) Policy 2008.</p>
Lighting	
<p>PO15</p> <p>Lighting is directed and shielded to not cause unreasonable disturbance to any person on adjoining land.</p>	<p>AO15</p> <p>Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day</p>
Noise	
<p>PO16</p> <p>Noise generating uses do not adversely affect existing or potential 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 performance outcome. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No acceptable outcome provided.</p>
<p>PO17</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ol style="list-style-type: none"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>AO17.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO17.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ol style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.

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	<ul style="list-style-type: none"> b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<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 Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO18</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>AO18.1</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 AO19.1 (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>AO18.2</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 AO19.2 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 5 x 10⁻⁶/year.</p>
	<p>AO18.3</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 AO19.3 (a) or (b) cannot be achieved, then the risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 50 x 10⁻⁶/year.</p>
<p>PO19</p> <p>Buildings and package stores containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p>AO19</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>

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<p>PO20</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>AO20</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>PO21</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>AO21.1</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>AO21.2</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>PO22</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>Note: Further guidance on habitat trees is provided in Planning scheme policy - Environmental areas</p>	<p>No acceptable outcome provided</p>
<p>Works criteria</p>	

Utilities	
<p>PO23</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>AO23</p> <p>Development is connected to underground electricity.</p>
<p>PO24</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO25</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>AO25.1</p> <p>Where in a sewerred area, the development is connected to a reticulated sewerage network.</p>
	<p>AO25.2</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO26</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>AO26</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>PO27</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No acceptable outcome provided</p>
Access	
<p>PO28</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>	<p>No acceptable outcome provided</p>
<p>PO29</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>AO29.1</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>

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<p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy.</p>	<p>AO29.2</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>AO29.3</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO30</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO30.1</p> <p>Site access and driveways are designed and located in accordance with:</p> <ol 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.
	<p>AO30.2</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>AO30.3</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>PO31</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</p>	<p>No acceptable outcome provided</p>

<p>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>	
Stormwater	
<p>PO32</p> <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>No acceptable outcome provided</p>
<p>PO33</p> <p>Stormwater generated from the development does not compromise the capacity of existing stormwater infrastructure downstream of the site.</p> <p>Note - A downstream drainage discharge report in accordance with Planning scheme policy - Stormwater management may be required to demonstrate achievement of this performance outcome.</p>	<p>No acceptable outcome provided</p>

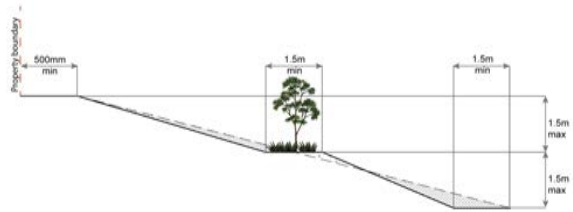
6 Zones

<p>PO34</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>PO35</p> <p>Easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> stormwater pipes located in freehold land if the pipe diameter exceeds 300mm; overland flow paths where they cross more than one property boundary. <p>Note - Refer to Planning scheme policy - Integrated design for details.</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>Site works and construction management</p>	
<p>PO36</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO37</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; minimise as far as possible, impacts on the natural environment; ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; avoid adverse impacts on street trees and their critical root zone. 	<p>AO37.1</p> <p>Works incorporate temporary stormwater runoff, erosion and sediment controls and trash traps designed in accordance with the Urban Stormwater Quality Planning Guidelines, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following:</p> <ol style="list-style-type: none"> stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; stormwater discharged to adjoining and downstream properties does not cause scour and erosion; stormwater discharge rates do not exceed pre-existing conditions; the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO37.2</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>AO37.3</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>AO37.4</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>PO38</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>AO38</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO39</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>AO39.1</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>AO39.2</p> <p>All contractor car parking is either provided on the development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.</p> <p>Note - A Traffic Management Plan may be required for the site in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>AO39.3</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>

6 Zones

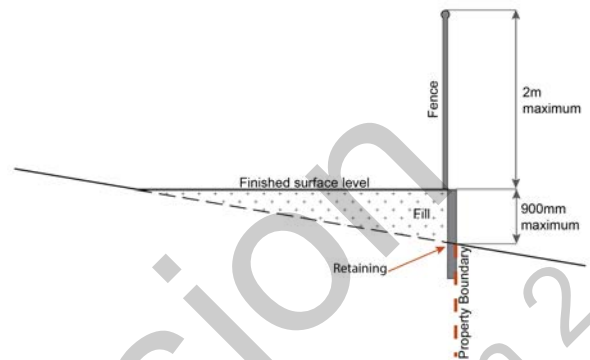
<p>PO40</p> <p>All disturbed areas are rehabilitated at the completion of construction.</p> <p>Note - Refer to Planning scheme policy - Integrated design for details.</p>	<p>AO40</p> <p>At completion of construction all disturbed areas of the site are to be:</p> <ol style="list-style-type: none"> topsoiled 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>PO41</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>AO41.1</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>AO41.2</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>PO42</p> <p>Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.</p>	<p>No acceptable outcome provided</p>
<p>Earthworks</p>	
<p>PO43</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"> the natural topographical features of the site; 	<p>AO43.1</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>b. short and long-term slope stability;</p> <p>c. soft or compressible foundation soils;</p> <p>d. reactive soils;</p> <p>e. low density or potentially collapsing soils;</p> <p>f. existing fill and soil contamination that may exist on-site;</p> <p>g. the stability and maintenance of steep rock slopes and batters;</p> <p>h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential).</p> <p>Note - Filling or excavation works are to be completed within six months of the commencement date.</p>	<p>AO43.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO43.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO43.4</p> <p>All filling or excavation is contained on-site.</p> <p>AO43.5</p> <p>All fill placed on-site is:</p> <p>a. limited to that required for the necessary approved use;</p> <p>b. clean and uncontaminated (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</p> <p>AO43.6</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>PO44</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO44</p> <p>Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.</p> <p style="text-align: center;">Figure - Embankment</p> 
<p>PO45</p> <p>Filling or excavation is undertaken in a manner that:</p>	<p>AO45.1</p> <p>No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.</p>

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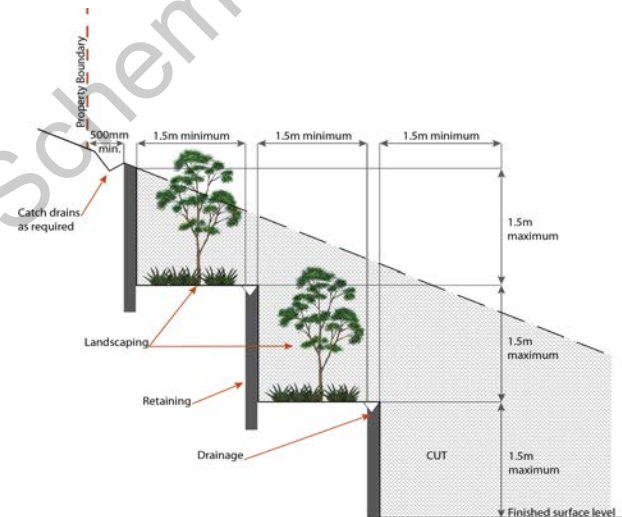
<p>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</p> <p>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>	<p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p> <p>AO45.2</p> <p>Filling or excavation that would result in any of the following is not carried out on-site:</p> <p>a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm;</p> <p>b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that which existed prior to the earthworks being undertaken.</p> <p>Note - Public sector entity as defined in the Sustainable Planning Act 2009.</p>
<p>PO46</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>PO47</p> <p>Development does not result in</p> <p>a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway;</p> <p>b. increased flood inundation outside the site;</p> <p>c. any reduction in the flood storage capacity in the floodway;</p> <p>d. and any clearing of native vegetation.</p> <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 scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.</p>	<p>No acceptable outcome provided.</p>
<p>Retaining walls and structures</p>	
<p>PO48</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO48</p> <p>Earth retaining structures:</p> <p>a. are not constructed of boulder rocks or timber;</p> <p>b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary;</p>

Figure - Retaining on boundary



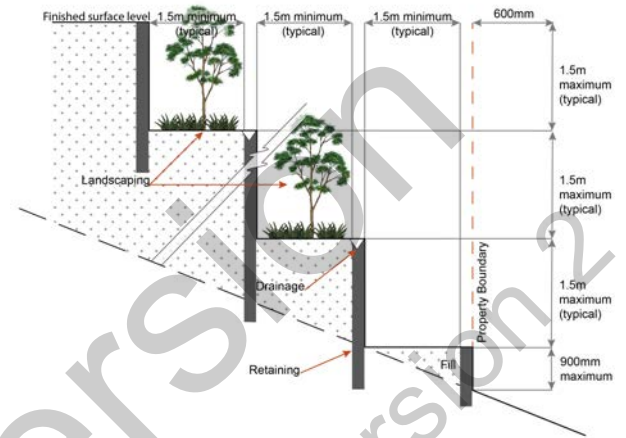
- c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary;
- d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained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

Figure - Cut



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Figure - Fill



Fire Services

Note - The provisions under this heading only apply if:

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

AND

- b. none of the following exceptions apply:
 - i. the distributor-retailer for the area has indicated, in its netserv plan, that the premises will not be served by that entity's reticulated water supply; or
 - ii. every part of the development site is within 60m walking distance of an existing fire hydrant on the distributor-retailer's reticulated water supply network, measured around all obstructions, either on or adjacent to the site.

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

PO49

Development incorporates a fire fighting system that:

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

AO49.1

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

Note - For this acceptable outcome, the following are the relevant parts of AS 2419.1 (2005) that may be applicable:

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

<p>e. considers the fire hazard inherent in the surrounds to the development site;</p> <p>f. is maintained in effective operating order.</p> <p>Note - The Queensland Fire and Emergency Services is the entity currently providing the fire fighting function for the urban areas of the Moreton Bay Region.</p>	<p>b. in regard to the general locational requirements for fire hydrants - Part 3.2.2.2 (a), (e), (f), (g) and (h) as well as Appendix B of AS 2419.1 (2005);</p> <p>c. in regard to the proximity of hydrants to buildings and other facilities - Part 3.2.2.2 (b), (c) and (d), with the exception that:</p> <ul style="list-style-type: none"> i. for dwellings and their associated outbuildings, hydrant coverage need only extend to the roof and external walls of those buildings; ii. for caravans and tents, hydrant coverage need only extend to the roof of those tents and caravans; iii. for outdoor sales⁽⁵⁴⁾, processing or storage facilities, hydrant coverage is required across the entire area of the outdoor sales⁽⁵⁴⁾, outdoor processing and outdoor storage facilities; <p>d. in regard to fire hydrant accessibility and clearance requirements - Part 3.5 and, where applicable, Part 3.6.</p>
<p>PO50</p> <p>On-site fire hydrants that are external to buildings, as well as the available fire fighting appliance access routes to those hydrants, can be readily identified at all times from, or at, the vehicular entry point to the development site.</p>	<p>AO49.2</p> <p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ul style="list-style-type: none"> a. an unobstructed width of no less than 3.5m; b. an unobstructed height of no less than 4.8m; c. constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; d. an area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. <p>AO49.3</p> <p>On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in <i>Australian Standard AS1851 (2012) – Routine service of fire protection systems and equipment</i>.</p> <p>AO50</p> <p>For development that contains on-site fire hydrants external to buildings:</p> <ul style="list-style-type: none"> a. those external hydrants can be seen from the vehicular entry point to the site; or b. a sign identifying the following is provided at the vehicular entry point to the site: <ul style="list-style-type: none"> i. the overall layout of the development (to scale); ii. internal road names (where used); iii. all communal facilities (where provided); iv. the reception area and on-site manager's office (where provided);

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	<ul style="list-style-type: none"> v. external hydrants and hydrant booster points; vi. physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points. <p>Note - The sign prescribed above, and the graphics used are to be:</p> <ul style="list-style-type: none"> a. in a form; b. of a size; c. illuminated to a level; <p>which allows the information on the sign to be readily understood, at all times, by a person in a fire fighting appliance up to 4.5m from the sign.</p>
<p>PO51</p> <p>Each on-site fire hydrant that is external to a building is signposted in a way that enables it to be readily identified at all times by the occupants of any firefighting appliance traversing the development site.</p>	<p>AO51</p> <p>For development that contains on-site fire hydrants external to buildings, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note <i>Fire hydrant indication system</i> produced by the Queensland Department of Transport and Main Roads.</p> <p>Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.</p>
Use specific criteria	
Industrial land uses	
<p>PO52</p> <p>Ancillary office⁽⁵³⁾, administration functions, retail sales and customer service components do not compromise the primary use of the site for industrial purposes or compromise the viability, role or function of the region's centre network.</p>	<p>AO52</p> <p>The combined area of ancillary non-industrial activities, including but not limited to offices⁽⁵³⁾, administration functions, display and retail sale of commodities, articles or goods resulting from the industrial processes on-site, does not exceed 30% of the GFA or 500m², whichever is the lesser.</p>
<p>PO53</p> <p>Buildings directly adjoining land outside of the industry precinct:</p> <ul style="list-style-type: none"> a. are compatible with the character of the adjoining area; b. minimise overlooking and overshadowing; 	<p>No acceptable outcome provided.</p>

<p>c. maintain privacy;</p> <p>d. do not cause significant loss of amenity to neighbouring residents by way of noise, vibration, odour, lighting, traffic generation and hours of operation.</p>	
<p>PO54</p> <p>Medium impact industry⁽⁴⁷⁾ uses only establish in the precinct where:</p> <p>a. buildings and activities are located at least 250m from a sensitive land use or sensitive zone;</p> <p>b. not constraining the function or viability of existing or future uses in the precinct;</p> <p>c. not adversely affecting the amenity, health or safety of employees and visitors of the surrounding uses;</p> <p>d. not adversely affecting the amenity, health or safety of nearby sensitive land uses.</p> <p>Note - Separation distances are to be measured in a straight line, in accordance with the State policy.</p>	<p>No acceptable outcome provided.</p>
Caretaker's accommodation⁽¹⁰⁾	
<p>PO55</p> <p>Development of Caretaker's accommodation⁽¹⁰⁾:</p> <p>a. does not compromise the productivity of the use occurring on-site and in the surrounding area;</p> <p>b. is domestic in scale;</p> <p>c. provides adequate car parking provisions exclusive on the primary use of the site;</p> <p>d. is safe for the residents;</p> <p>e. has regard to the open space and recreation needs of the residents.</p>	<p>AO55</p> <p>Caretaker's accommodation⁽¹⁰⁾:</p> <p>a. has a maximum GFA is 80m²;</p> <p>b. does not gain access from a separate driveway to that of the industrial use;</p> <p>c. provides a minimum 16m² of private open space directly accessible from a habitable room;</p> <p>d. provides car parking in accordance with Schedule 7 - Car parking.</p>
Sales office⁽⁷²⁾	
<p>PO56</p> <p>Sales office⁽⁷²⁾ remain temporary in duration and demonstrates a relationship to the land or buildings being displayed or sold.</p>	<p>AO56</p> <p>A Sales office⁽⁷²⁾ is located on the site for no longer than 2 years.</p>
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO57</p>	<p>AO57.1</p>

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<p>The development 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>Development is designed to minimise surrounding land use conflicts by ensuring infrastructure, buildings, structures and other equipment:</p> <ul style="list-style-type: none"> a. are enclosed within buildings or structures; b. are located behind the main building line; c. have a similar height, bulk and scale to the surrounding fabric; d. have horizontal and vertical articulation applied to all exterior walls.
<p>PO58</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO57.2</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>AO58</p> <p>Access control arrangements:</p> <ul style="list-style-type: none"> a. do not create dead-ends or dark alleyways adjacent to the infrastructure; b. minimise the number and width of crossovers and entry points; c. provide safe vehicular access to the site; d. do not utilise barbed wire or razor wire.
<p>PO59</p> <p>All activities associated with the development occur within an environment incorporating sufficient controls to ensure the facility:</p> <ul style="list-style-type: none"> a. generates no audible sound at the site boundaries where in a residential setting; or b. meet the objectives as set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO59</p> <p>All equipment which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure noise emissions meet the objectives as set out in the Environmental Protection (Noise) Policy 2008.</p>
<p>Telecommunications facility ⁽⁸¹⁾</p> <p>Editor's note - In accordance with the Federal legislation Telecommunications facilities ⁽⁸¹⁾ must be constructed and operated in a manner that will not cause human exposure to electromagnetic radiation beyond the limits outlined in the Radiocommunications (Electromagnetic Radiation - Human Exposure) Standard 2003 and Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields - 3Khz to 300Ghz.</p>	
<p>PO60</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>AO60.1</p> <p>New telecommunication facilities⁽⁸¹⁾ are co-located on existing towers with new equipment shelter and associated structures positioned adjacent to the existing shelters and structures.</p> <p>AO60.2</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.
PO61 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.	AO61 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.
PO62 Telecommunications facilities ⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.	AO62 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.
PO63 The Telecommunications facility ⁽⁸¹⁾ does not have an adverse impact on the visual amenity of a locality and is: <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. 	AO63.1 Where in an urban area, the development does not protrude more than 5m above the level of the existing treeline, prominent ridgeline or building rooftops in the surrounding townscape.
	AO63.2 In all other areas towers do not exceed 35m in height.
	AO63.3 Towers, equipment shelters and associated structures are of a design, colour and material to: <ul style="list-style-type: none"> a. reduce recognition in the landscape; b. reduce glare and reflectivity.
	AO63.4 All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m. Where there is no established building line the facility is located at the rear of the site.
	AO63.5 The facility is enclosed by security fencing or by other means to ensure public access is prohibited.
	AO63.6

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	<p>A minimum 3m wide strip of dense planting is provided around the perimeter of the fenced area, between the facility and street frontage and adjoining uses.</p> <p>Note - Landscaping is provided in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Council may require a detailed landscaping plan, prepared by a suitably qualified person, to ensure compliance with Planning scheme policy - Integrated design.</p>
<p>PO64</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>AO64</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>PO65</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>AO65</p> <p>All equipment comprising the Telecommunications facility⁽⁸¹⁾ which produces audible or non-audible sound is housed within a fully enclosed building incorporating sound control measures sufficient to ensure no noise from this equipment can be heard, or felt at the site boundary.</p>
<p>Values and constraints criteria</p>	
<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>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> <ol style="list-style-type: none"> a. Clearing of native vegetation located within an approved development footprint; b. Clearing of native vegetation within 10m from a lawfully established building reasonably necessary for emergency access or immediately required in response to an accident or emergency; c. Clearing of native vegetation reasonably necessary to remove or reduce the risk vegetation poses to serious personal injury or damage to infrastructure; d. Clearing of native vegetation reasonably necessary to construct and maintain a property boundary fence and not exceed 4m in width either side of the fence where in the Rural, Rural residential and Environmental Management and Conservation zones. In any other zone, clearing is not to exceed 2m in width either side of the fence; e. Clearing of native vegetation reasonably necessary for the purpose of maintenance or works within a registered easement for public infrastructure or drainage purposes; f. Clearing of native vegetation in accordance with a bushfire management plan prepared by a suitably qualified person, submitted to and accepted by Council; g. Clearing of native vegetation associated with removal of recognised weed species, maintaining existing open pastures and cropping land, windbreaks, lawns or created gardens; 	

- h. Grazing of native pasture by stock;
- i. Native forest practice where exempt under Part 1, 1.7.7 Exempt development

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

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

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

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

PO66

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.

PO67

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;

No acceptable outcome provided.

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<p>d. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>e. providing wildlife movement infrastructure.</p> <p>Editor's note - Wildlife movement infrastructure may include refuge poles, tree boulevarding, 'stepping stone' vegetation plantings, tunnels, appropriate wildlife fencing; culverts with ledges, underpasses, overpasses, land bridges and rope bridges. Further information is provided in Planning scheme policy – Environmental areas.</p>	
<p>Vegetation clearing and habitat protection</p>	
<p>PO68</p> <p>Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p>	<p>No acceptable outcome provided.</p>
<p>PO69</p> <p>Development does not result in the net loss or degradation of habitat value in a High Value Area or a Value Offset Area. Where development does result in the loss or degradation of habitat value, development will:</p> <p>a. rehabilitate, revegetate, restore and enhance an area to ensure it continues to function as a viable and healthy habitat area;</p> <p>b. provide replacement fauna nesting boxes in the event of habitat tree loss in accordance with Planning scheme policy - Environmental areas;</p> <p>c. undertake rehabilitation, revegetation and restoration in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>No acceptable outcome provided.</p>
<p>PO70</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <p>a. providing contiguous patches of habitat;</p> <p>b. avoiding the creation of fragmented and isolated patches of habitat;</p> <p>c. providing wildlife movement infrastructure;</p> <p>d. providing replacement and rehabilitation planting to improve connectivity.</p>	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and soil resource stability</p>	
<p>PO71</p> <p>Development does not:</p> <p>a. result in soil erosion or land degradation;</p> <p>b. leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner.</p>	<p>No acceptable outcome provided.</p>
<p>Vegetation clearing and water quality</p>	

<p>PO72</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ul style="list-style-type: none"> a. ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; b. avoiding or minimising changes to landforms to maintain hydrological water flows; c. adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No acceptable outcome provided.
<p>PO73</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ul style="list-style-type: none"> a. minimising flow velocity to reduce erosion; b. minimising hard surface areas; c. maximising the use of permeable surfaces; d. incorporating sediment retention devices; e. minimising channelled flow. 	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO74</p> <p>Development retains safe and convenient public access in a manner that does not result in the adverse edge effects or the loss or degradation of biodiversity values within the environment.</p>	No acceptable outcome provided.
<p>PO75</p> <p>Development minimises potential adverse 'edge effects' on ecological values by:</p> <ul style="list-style-type: none"> a. providing dense planting buffers of native vegetation between a development and environmental areas; b. retaining patches of native vegetation of greatest possible size where located between a development and environmental areas ; c. restoring, rehabilitating and increasing the size of existing patches of native vegetation; d. ensuring that buildings and access (public and vehicle) are setback as far as possible from environmental areas and corridors; e. landscaping with native plants of local origin. <p>Editor's note - Edge effects are factors of development that go to detrimentally affecting the composition and density of natural populations at the fringe of natural areas. Factors include weed invasion, pets, public and vehicle access, nutrient loads, noise and light pollution, increased fire frequency and changes in the groundwater and surface water flow.</p>	No acceptable outcome provided.

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<p>PO76</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>PO77</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>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - To assist in demonstrating achievement of heritage performance outcomes, a Cultural heritage impact assessment report is prepared by a suitably qualified person verifying the proposed development is in accordance with The Australia ICOMOS Burra Charter.</p> <p>Note - To assist in demonstrating achievement of this performance outcome, a Tree assessment report is prepared by a qualified arborist in accordance with Planning scheme policy – Heritage and landscape character. The Tree assessment report will also detail the measures adopted in accordance with AS 4970-2009 Protection of trees on development sites.</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>PO78</p> <p>Development will:</p> <ol style="list-style-type: none"> not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; protect the fabric and setting of the heritage site, object or building; be consistent with the form, scale and style of the heritage site, object or building; utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; 	<p>AO78</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>e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building;</p> <p>f. retain public access where this is currently provided.</p>	
<p>PO79</p> <p>Demolition and removal is only considered where:</p> <p>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</p> <p>b. demolition is confined to the removal of outbuildings, extensions and alterations that are not part of the original structure; or</p> <p>c. limited demolition is performed in the course of repairs, maintenance or restoration; or</p> <p>d. demolition is performed following a catastrophic event which substantially destroys the building or object.</p>	<p>No acceptable outcome provided.</p>
<p>PO80</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>PO81</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>AO81</p> <p>Development does:</p> <p>a. not result in the removal of a significant tree;</p> <p>b. not occur within 20m of a protected tree;</p> <p>c. involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO82</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>AO82</p> <p>Habitable rooms:</p> <p>a. are not located within an Electricity supply substation buffer; and</p> <p>b. proposed on a site subject to an Electricity supply substation⁽⁸⁰⁾ are acoustically insulated to</p>

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<p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO83</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, 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>No acceptable outcome provided.</p>
<p>PO84</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>AO84</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>PO85</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the risk to persons from overland flow; does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No acceptable outcome provided.</p>
<p>PO86</p>	<p>AO86</p>

<p>Development:</p> <ul style="list-style-type: none"> a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.</p>	<p>No acceptable outcome provided.</p>
<p>PO87</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>PO88</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>AO88</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>PO89</p> <p>Development which is not in a Rural zone ensures that overland flow is not conveyed from a road or public open space onto a private lot.</p>	<p>AO89</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>PO90</p>	<p>AO90.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p>

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<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>a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.</p> <p>AO90.2</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>PO91</p> <p>Development protects the conveyance of overland flow such that an easement for drainage purposes is provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p> <p>b. an overland flow path where it crosses more than one premises;</p> <p>c. inter-allotment drainage infrastructure.</p> <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>PO92</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> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>AO92</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated design.</p>
<p>Riparian and wetland setbacks</p>	
<p>PO93</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>	<p>AO93</p> <p>Development does not occur within:</p> <p>a. 50m from top of bank for W1 waterway and drainage line</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. 	<ul style="list-style-type: none"> 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>																								
Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)																									
<p>PO94</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>AO94</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>PO95</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>AO95</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>PO96</p> <p>Buildings and structures incorporate colours and finishes that:</p> <ul style="list-style-type: none"> a. are consistent with a natural, open space character and bushland environment; b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment; c. are not visually dominant or detract from the natural qualities of the landscape. 	<p>AO96.1</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures adopt the following colours:</p> <table border="1" data-bbox="815 1653 1465 2110"> <thead> <tr> <th colspan="3">Colours from Australian Standard AS2700s – 1996</th> </tr> </thead> <tbody> <tr> <td>G12 – Holly</td> <td>G54 – Mist Green</td> <td>N 44 – Bridge Grey</td> </tr> <tr> <td>G13 – Emerald</td> <td>G55 – Lichen</td> <td>N45 – Koala Grey</td> </tr> <tr> <td>G14 – Moss Green</td> <td>G56 – Sage Green</td> <td>N52 – Mid Grey</td> </tr> <tr> <td>G15 – Rainforest Green</td> <td>G62 – Rivergum</td> <td>N54 – Basalt</td> </tr> <tr> <td>G16 – Traffic Green</td> <td>G64 – Slate</td> <td>N55 – Lead Grey</td> </tr> <tr> <td>G17 – Mint Green</td> <td>G65 – Ti Tree</td> <td>X54 – Brown</td> </tr> <tr> <td>G21 – Jade</td> <td>N25 – Birch Grey</td> <td>X61 – Wombat</td> </tr> </tbody> </table>	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
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	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth
	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark
	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive
	G25 – Olive	N41 – Oyster	Y61 – Black Olive
	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki
	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone
	G53 – Banksia		
	<p>AO96.2</p> <p>Where located in the Regionally significant (hills) scenic amenity overlay, roofs and wall surfaces of buildings and structures are painted or finished such that reflectivity is less than 35%.</p>		