

6.2.9 Recreation and open space zone code

6.2.9.1 Application - Recreation and open space zone

This code applies to assessing development in the Recreation and open space zone, if:

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

When using this code, reference should be made to section 5.3.1 'Process for determining the level of assessment' and, where applicable, section 5.3.2 'Rules for determining the level of assessment'.

6.2.9.2 Purpose - Recreation and open space zone

1. The purpose of the Recreation and open space zone is to provide for a range of sporting, recreation, leisure, cultural and educational activities. It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation. Areas such as parks, playing fields and playgrounds are generally accessible to the public; however, access may be limited in certain areas and at certain times. Where required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures. Commercial activities are provided for under limited circumstances. The Recreation and open space zone and associated precinct seeks to implement the policy direction set in Part 3, Strategic Framework.
2. The Recreation and open space zone includes one precinct, being the Sports and recreation precinct. The purpose for the Sports and recreation precinct is to recognise existing sport and recreation facilities, on both public and private land, and facilitate their ongoing development and use for the benefit and enjoyment of the community. Therefore, in addition to the general Recreation and open space zone purpose statement, outcome statement and assessment criteria, there are specific precinct based purpose statements, outcome statements and assessment criteria. These provide specific guidance and direction regarding the land use outcomes sought in the precinct that are in addition to the Recreation and open space zone. Where there is a conflict, the precinct specific overall outcomes and development tables take precedence and the Recreation and open space zone outcomes and development tables do not apply.
3. The purpose of the Recreation and open space zone will be achieved through the following overall outcomes:
 - a. A range of formal and informal, active and passive sport and recreation opportunities are provided to meet community needs. This includes, but not limited to, playing fields, club facilities, play grounds, botanic and community gardens, civic and cultural facilities, public swimming pools, outdoor courts, educational and community activities, indoor and outdoor sporting and recreation activities, recreation trails and camping areas. Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are expected to establish as necessary.
 - b. Development is an appropriate size, scale and intensity and having minimal adverse impacts on the use, enjoyment, function and operation of the Council's open space network.
 - c. Commercial activities having a nexus with, and ancillary to, sport and recreation uses establish where they complement the social, leisure and recreation experience of open space users; or where on Council owned or controlled land, commercial activities occur where in accordance with a Council approved Master plan.
 - d. Markets⁽⁴⁶⁾ or outdoor entertainment events are temporary or periodic in nature, and of a scale and intensity where any adverse impacts on the surrounds are mitigated and internalised to the site. Markets⁽⁴⁶⁾ and outdoor events do not adversely impact on the safe and efficient operation of the external road network.
 - e. Where applicable, development is undertaken in accordance with a Council Master Plan approved under Council policy.

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- f. Recreation and open space areas remain well connected, diverse, functional, safe, secure and accessible to the general public and includes:
 - i. well designed and quality usable areas and facilities;
 - ii. building design adopting principles of Crime Prevention Through Environment Design (CPTED)
 - iii. passive and active recreation and open spaces areas and facilities;
 - iv. high level of connectivity of the open space and community green space areas to the active transport network; and
 - v. a consideration of the aims and aspirations of the Council's Green Infrastructure Network.
- g. Adverse or nuisance impact on surrounding land uses are minimised through appropriate design considerations, separation, buffering, siting and operation of facilities and infrastructure.
- h. 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.
- i. Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke;
- j. 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.
- k. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.
- l. 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.

m. Development in the Recreation and open space zone includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁴⁾ • Bar⁽⁷⁾ • Caretaker's accommodation • Child care centre⁽¹³⁾ • Club⁽¹⁴⁾ • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Cropping⁽¹⁹⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ 	<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Health care services⁽³³⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive horticulture⁽⁴⁰⁾ • Market⁽⁴⁶⁾ • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Nature-based tourism⁽⁵⁰⁾ 	<ul style="list-style-type: none"> • Night club entertainment facility⁽⁵¹⁾ • Outdoor sport and recreation⁽⁵⁵⁾ • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Research and technology industry⁽⁶⁴⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Telecommunications facility⁽⁸¹⁾ • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Wholesale nursery⁽⁸⁹⁾
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Note - Generally the above uses are appropriate on Council owned or controlled land and where in accordance with an approved Council Master Plan. Refer to Part 5, Table of assessment for further information.

n. Development in the Recreation and open space zone does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Aquaculture⁽⁶⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Funeral parlour⁽³⁰⁾ • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ 	<ul style="list-style-type: none"> • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Office⁽⁵³⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ • Place of worship⁽⁶⁰⁾ • Port services⁽⁶¹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ 	<ul style="list-style-type: none"> • Residential care facility⁽⁶⁵⁾ • Resort complex⁽⁶⁶⁾ • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shopping centre⁽⁷⁶⁾ • Short-term accommodation⁽⁷⁷⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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o. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.

4. The purpose of the Sports and recreation precinct will be achieved through the following additional overall outcomes:

- a. Ongoing viability and relevancy of existing and new indoor and outdoor sports and recreation facilities to meet community sport and recreation needs.
- b. Where applicable, development is undertaken in accordance with a Council Master Plan approved under Council policy.

- c. Activities other than sports and recreation activities having a nexus with, and ancillary to, sports and recreation activities are supported where:
- activities do not compete with similar uses in centres;
 - activities do not detract from the primary sports and recreation activity occurring on a site;
 - activities do not have adverse impacts on the character and amenity of the surrounding receiving environment, including noise, traffic generation, lighting, rubbish and waste disposal.
- d. Development adopt a high standard of design and achieve quality buildings, and structures, including adopting the principles of Crime Prevention Through Environment Design (CPTED).
- e. Development is compatible with the existing and intended scale and character of the streetscape and surrounding area and does not appear visually dominant or overbearing.
- f. Development adopts sensitive design and siting considerations when adjoining residential areas. Design measures such as landscaping, screening and separation are adopted to minimise the visual impact of buildings and hard surfaces and nuisance effects associated with lighting, noise, dust and rubbish disposal.
- g. Development mitigates potential traffic impacts by:
- locating on roads of a standard and capacity to accommodate traffic demand;
 - providing safe and accessible vehicle access points, on-site manoeuvring and parking areas; and
 - providing for active transport opportunities.
- h. Development on the Redcliffe Leagues Club site (Lot 10 SP 244080 at 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring) facilitates a limited range of commercial activities that are compatible with, and ancillary to, the operation of the club and associated outdoor facilities as an integrated development. Commercial activities are limited to short term accommodation⁽⁷⁷⁾, shops⁽⁷⁵⁾, offices⁽⁵³⁾, and health care services⁽³³⁾.
- i. Development in the Sports and recreation precinct includes one or more of the following:

<ul style="list-style-type: none"> • Animal husbandry⁽⁴⁾ • Animal keeping⁽⁵⁾ • Bar⁽⁷⁾ • Caretaker's accommodation⁽¹⁰⁾ • Child care centre⁽¹³⁾ • Commercial Activities Activity Group (where on Lot 10 SP244080 at 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring) • Community care centre⁽¹⁵⁾ • Community use⁽¹⁷⁾ • Club⁽¹⁴⁾ 	<ul style="list-style-type: none"> • Food and drink outlet⁽²⁸⁾ • Function facility⁽²⁹⁾ • Garden centre⁽³¹⁾ • Health care services⁽³¹⁾ • Indoor sport and recreation⁽³⁸⁾ • Intensive horticulture⁽⁴⁰⁾ • Landing⁽⁴¹⁾ • Major sport, recreation and entertainment facility⁽⁴⁴⁾ • Market⁽⁴⁶⁾ • Nature-based tourism⁽⁵⁰⁾ • Nightclub entertainment facility⁽⁵¹⁾ 	<ul style="list-style-type: none"> • Outdoor sport and recreation⁽⁵⁵⁾ • Park⁽⁵⁷⁾ • Parking station⁽⁵⁸⁾ • Research and technology industry⁽⁶⁴⁾ • Service industry⁽⁷³⁾ • Shop⁽⁷⁵⁾ • Telecommunications facility • Tourist attraction⁽⁸³⁾ • Tourist park⁽⁸⁴⁾ • Wholesale nursery⁽⁸⁹⁾
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<ul style="list-style-type: none"> • Cropping⁽¹⁹⁾ • Educational establishment⁽²⁴⁾ • Emergency services⁽²⁵⁾ • Environment facility⁽²⁶⁾ 		
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Note - Generally the above uses are appropriate on Council owned or controlled land and where in accordance with an approved Council Master Plan. Refer to Part 5, Table of assessment for further information.

Note - Commercial Activities Activity Group = short term accommodation⁽⁷⁷⁾, shops⁽⁷⁵⁾, offices⁽⁵³⁾, and health care services⁽³³⁾.

j. Development in the Sports and recreation precinct does not include any of the following:

<ul style="list-style-type: none"> • Adult store⁽¹⁾ • Agricultural supplies store⁽²⁾ • Air services⁽³⁾ • Aquaculture⁽⁶⁾ • Brothel⁽⁸⁾ • Bulk landscape supplies⁽⁹⁾ • Car wash⁽¹¹⁾ • Cemetery⁽¹²⁾ • Community residence⁽¹⁶⁾ • Crematorium⁽¹⁸⁾ • Detention facility⁽²⁰⁾ • Dual occupancy⁽²¹⁾ • Dwelling house⁽²²⁾ • Dwelling unit⁽²³⁾ • Extractive industry⁽²⁷⁾ • Funeral parlour⁽³⁰⁾ • Hardware and trade supplies⁽³²⁾ • High impact industry⁽³⁴⁾ 	<ul style="list-style-type: none"> • Home based business⁽³⁵⁾ • Hospital⁽³⁶⁾ • Hotel⁽³⁷⁾ • Intensive animal industry⁽³⁹⁾ • Low impact industry⁽⁴²⁾ • Major electricity infrastructure⁽⁴³⁾ • Marine industry⁽⁴⁵⁾ • Medium impact industry⁽⁴⁷⁾ • Multiple dwelling⁽⁴⁹⁾ • Non-resident workforce accommodation⁽⁵²⁾ • Outdoor sales⁽⁵⁴⁾ • Permanent plantation⁽⁵⁹⁾ • Relocatable home park⁽⁶²⁾ • Renewable energy facility⁽⁶³⁾ • Residential care facility⁽⁶⁵⁾ 	<ul style="list-style-type: none"> • Resort complex⁽⁶⁶⁾ • Commercial Activities Activity Group not on Lot 10 SP244080 to 148 Klingner Road or Lot 1 SP180303 at 160 Klingner Road, Kippa-Ring • Retirement facility⁽⁶⁷⁾ • Roadside stall⁽⁶⁸⁾ • Rooming accommodation⁽⁶⁹⁾ • Rural industry⁽⁷⁰⁾ • Rural workers' accommodation⁽⁷¹⁾ • Sales office⁽⁷²⁾ • Service industry⁽⁷³⁾ • Shopping centre⁽⁷⁶⁾ • Showroom⁽⁷⁸⁾ • Special industry⁽⁷⁹⁾ • Theatre⁽⁸²⁾ • Transport depot⁽⁸⁵⁾ • Veterinary services⁽⁸⁷⁾ • Warehouse⁽⁸⁸⁾ • Winery⁽⁹⁰⁾
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Note - Generally the above uses are appropriate where located on Council owned or controlled land and is in accordance with an approved Council Master Plan.

Note - Retail and Commercial Activity Group = short term accommodation⁽⁷⁷⁾, shops⁽⁷⁵⁾, offices⁽⁵³⁾, and health care services⁽³³⁾.

- k. 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.

6.2.9.3 Criteria for assessment

To determine if development is self-assessable, development must comply with the self-assessable acceptable outcomes set out in Part A, Table 6.2.9.1. Where development does not meet a self-assessable acceptable outcome (SAO) of the relevant criteria Part A, Table 6.2.9.1, assessment is against the corresponding performance outcomes (PO) identified in the table below. This only occurs wherever a SAO is not met, and is therefore limited to the subject matter of the SAO's that are not complied with. To remove any doubt, for those SAO's that are complied with, there is no need for assessment against the corresponding PO.

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO1	PO1
SAO2	PO1
SAO3	PO1
SAO4	PO2
SAO5	PO3
SAO6	PO9
SAO7	PO8
SAO8	PO8
SAO9	PO10
SAO10	PO13
SAO11	PO14 - PO19
SAO12	PO22
SAO13	PO22
SAO14	PO24
SAO15	PO27
SAO16	PO28
SAO17	PO30
SAO18	PO32
SAO19	PO33
SAO20	PO30
SAO21	PO34, PO37, PO38
SAO22	PO34
SAO23	PO36

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Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO24	PO40
SAO25	PO40
SAO26	PO40
SAO27	PO41
SAO28	PO42
SAO29	PO43
SAO30	PO43
SAO31	PO43
SAO32	PO44
SAO33	PO44
SAO34	PO44
SAO35	PO49
SAO36	PO49
SAO37	PO53
SAO38	PO54
SAO39	PO52, PO55
SAO40	PO55
SAO41	PO55
SAO42	PO55
SAO43	PO57
SAO44	PO58
SAO45	PO59
SAO46	PO59
SAO47	PO60
SAO48	PO61
SAO49	PO62
SAO50	PO63 - PO74
SAO51	PO63 - PO74
SAO52	PO75
SAO53	PO76
SAO54	PO77
SAO55	PO78
SAO56	PO79
SAO57	PO80

Self-assessable acceptable outcomes (SAO)	Corresponding performance outcomes (PO)
SAO58	PO80
SAO59	PO81, PO82
SAO60	PO81, PO82
SAO61	PO84
SAO62	PO84
SAO63	PO84
SAO64	PO85
SAO65	PO86
SAO66	PO87
SAO67	PO88
SAO68	PO89
SAO69	PO89
SAO70	PO92
SAO71	PO90
SAO72	PO90
SAO73	PO90
SAO74	PO90
SAO75	PO91
SAO76	PO91
SAO77	PO93
SAO78	PO94
SAO79	PO95, PO96
SAO80	PO97
SAO81	PO99 - PO101, PO103 - PO105
SAO82	PO99 - PO101, PO103 - PO105
SAO83	PO99 - PO101, PO103 - PO105
SAO84	PO102
SAO85	PO106
SAO86	PO107
SAO87	PO108
SAO88	PO109
SAO89	PO110
SAO90	PO110
SAO91	PO111

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Where development is code assessable development in the Table of Assessment, and located in a precinct, the assessment criteria for that development are set out in Part B, Table 6.2.9.2.

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

Part A — Criteria for self-assessable development - Recreation and open space zone

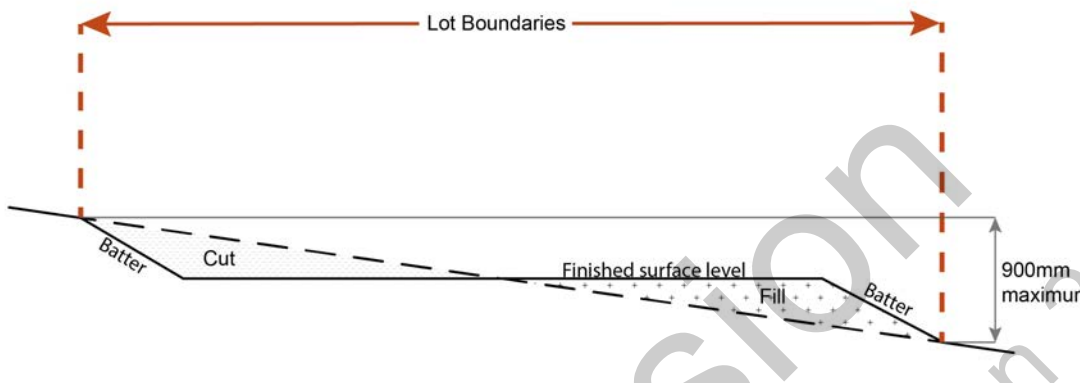
Table 6.2.9.1 Self-assessable development - Recreation and open space zone

Self-assessable acceptable outcomes	
General criteria	
Note -These provisions do not apply where development on Council owned or controlled land and is in accordance with a Council Master Plan approved under Council policy.	
Built form outcomes for all development	
SAO1	Site cover does not exceed 10%, except in the Sport and recreation precinct where site cover does not exceed 40%
SAO2	Building and structures are set back 10m from all boundaries.
SAO3	Building height does not exceed the maximum height identified on Overlay map - Building heights.
Building on sloping land between 10% and 15%	
SAO4	<p>Building and site design on slopes between 10% and 15%:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; and c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm. <p>Note - This provision does not apply to outbuildings or where a development footprint exists for a lot.</p>
Lighting	
SAO5	<p>Artificial lighting on-site is directed and shielded in such a manner as not to exceed the recommended maximum values of light technical parameters for the control of obtrusive light given in Table 2.1 of Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting.</p> <p>Note - "Curfewed hours" are taken to be those hours between 10pm and 7am on the following day</p>
Waste	
SAO6	Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.
Landscaping and screening	
SAO7	In the Sports and recreation precinct, a minimum area of 20% of the site is provided for landscaping.
SAO8	Outdoor storage areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the storage area.
Car parking	

SAO9	On-site car parking is provided in accordance with Schedule 7 - Car parking.
Clearing of habitat trees where not located in the Environmental areas overlay map	
SAO10	<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	
SAO11	<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; constructed and dedicated road.
Access	
SAO12	<p>Any new or changes to existing site access and driveways are designed and located in accordance with:</p> <ol style="list-style-type: none"> Where for a Council-controlled road, AS/NZS2890.1 section 3; or Where for a State-Controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.

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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. Note - A watercourse as defined in the Water Act may be accepted as a lawful point of discharge providing the drainage discharge from the site does not increase the downstream flood levels during events up to and including the 1% AEP storm. An afflux of +20mm may be accepted on Council controlled land and road infrastructure. No worsening is ensured when stormwater is discharged into a catchment that includes State Transport Infrastructure.
Site works and construction management	
SAO15	The site and any existing structures are to be maintained in a tidy and safe condition.
SAO16	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.
SAO17	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.
SAO18	All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.
SAO19	Any damage to Council land or infrastructure is repaired or replaced with the same materials, prior to plan sealing, or final building classification.
SAO20	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	
SAO21	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
SAO22	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>Note - This is site earthworks not building work.</p>
<p>SAO23</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>	
<p>SAO24</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>

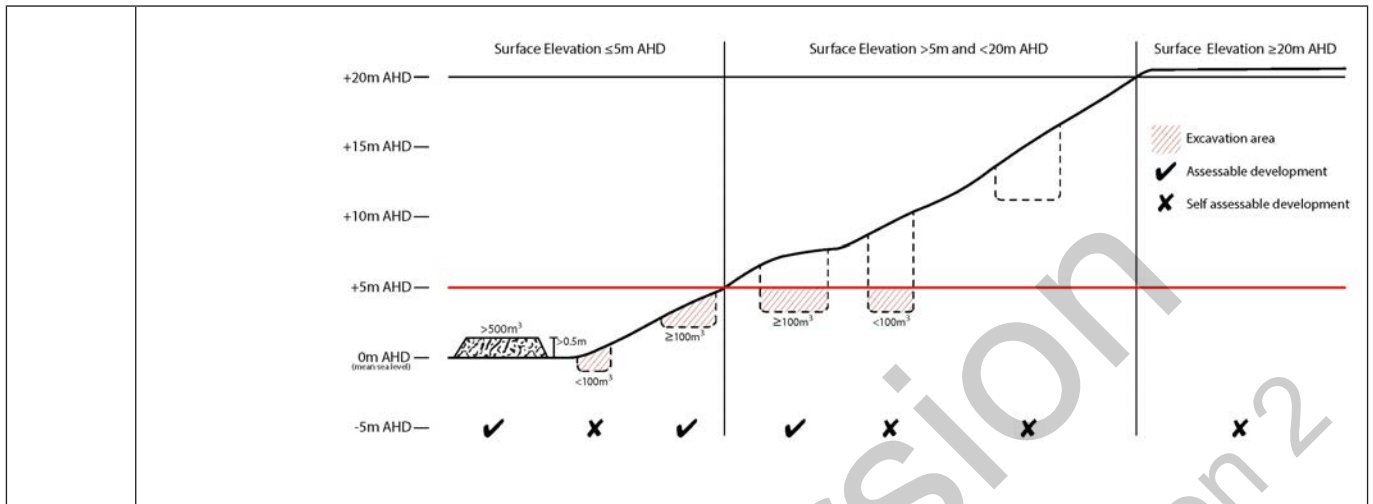
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	<ul style="list-style-type: none"> a. in regard to the form of any fire hydrant - Part 8.5 and Part 3.2.2.1, with the exception that for Tourist parks⁽⁸⁴⁾ or development comprised solely of dwellings and their associated outbuildings, single outlet 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>SAO25</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>SAO26</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>SAO27</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; 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>

SAO28	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. Note - Technical note Fire hydrant indication system is available on the website of the Queensland Department of Transport and Main Roads.
Use specific criteria	
Caretaker's accommodation⁽¹⁰⁾	
SAO29	A caretaker's accommodation ⁽¹⁰⁾ has a maximum GFA of 80m ² .
SAO30	No more than 1 caretaker's accommodation ⁽¹⁰⁾ is established per site.
SAO31	Does not gain access from a separate driveway from a road frontage.
Food and drink outlet⁽²⁸⁾	
SAO32	The GFA is no more than 150m ² , except where located in the Sports and recreation precinct, this provision does not apply.
SAO33	The food and drink outlet ⁽²⁸⁾ operates in conjunction with a recreation or open space use occurring on the same site. Where located in the Sports and recreation precinct, this provision does not apply.
SAO34	The food and drink outlet ⁽²⁸⁾ does not have a liquor or gambling licence. Where located in the Sports and recreation precinct, this provision does not apply.
Market⁽⁴⁶⁾	
SAO35	The market ⁽⁴⁶⁾ does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.
SAO36	Operates as follows: <ul style="list-style-type: none"> a. No more than 2 days in any week; b. No more than 50 individual stalls; c. All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm; d. No use of amplified music, public address systems and noise generating plant and equipment; e. Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.
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.	
SAO37	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.
SAO38	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>SAO39</p>	<p>Equipment shelters and associated structures are located:</p> <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.
<p>SAO40</p>	<p>Equipment shelters and other associated structures are either the same type of colour or material to match the surrounding locality.</p>
<p>SAO41</p>	<p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
<p>SAO42</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>SAO43</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>	
<p>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</p> <p>Note - Planning scheme policy - Acid sulfate soils provides guidance for self-assessable development that has the potential to disturb acid sulfate soils i.e. development involving filling or excavation works below the thresholds of 100m³ and 500m³ respectively.</p>	
<p>SAO44</p>	<p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below 5m Australian Height Datum AHD, or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m AHD.



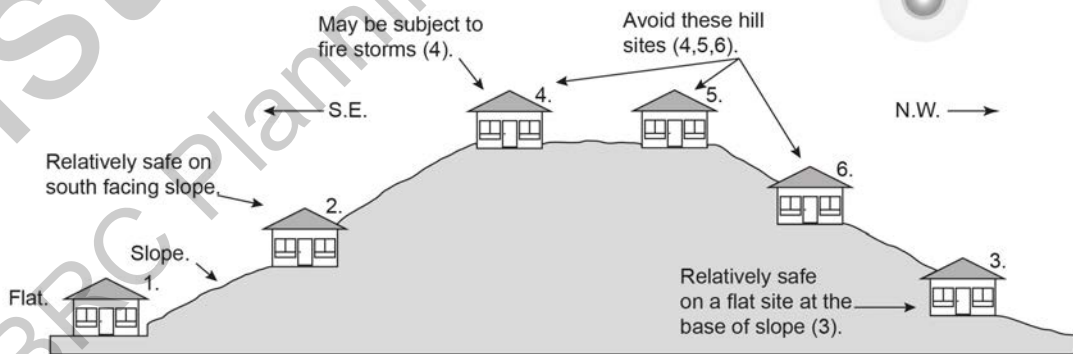
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)

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.

SAO45

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

House Sites Numbered in Order of Degree of Fire Safety



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

SAO46

- Buildings and structures have contained within the site:
 - a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;

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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>
<p>SAO47</p>	<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.
<p>SAO48</p>	<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.
<p>SAO49</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 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>SAO50</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>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> <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.
Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)	
SAO52	Development does not result in more than one dwelling house ⁽²²⁾ per lot within separation areas.
SAO53	<p>Development within the separation area does not include the following uses:</p> <ul style="list-style-type: none"> a. caretaker's accommodation⁽¹⁰⁾; b. community residence⁽¹⁶⁾; c. dual occupancy⁽²¹⁾; d. dwelling unit⁽²³⁾; e. hospital⁽³⁶⁾; f. rooming accommodation⁽⁶⁹⁾; g. multiple dwelling⁽⁴⁹⁾; h. non-resident workforce accommodation⁽⁵²⁾; i. relocatable home park⁽⁶²⁾; j. residential care facility⁽⁶⁵⁾; k. resort complex⁽⁶⁶⁾; l. retirement facility⁽⁶⁷⁾; m. rural workers' accommodation⁽⁷¹⁾; n. short-term accommodation⁽⁷⁷⁾; o. tourist park⁽⁸⁴⁾.
SAO54	<p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
SAO55	Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.
Extractive resources transport routes (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)	
SAO56	<p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾;

	<ul style="list-style-type: none"> 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⁾.
SAO57	Except for an existing vacant lot, development does not create a new vehicle access point onto an Extractive resources transport route.
SAO58	A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - Places, including sites, objects and buildings having local cultural heritage significance, are identified on Overlay map - Heritage and landscape character and listed in Schedule 1 of Planning scheme policy - Heritage and landscape character. Places also having cultural heritage significance at a State level and being entered in the Queensland Heritage Register, are also identified in Schedule 1 of Planning scheme policy - Heritage and landscape character.</p>	
SAO59	<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>
SAO60	<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>
SAO61	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.
SAO62	<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.

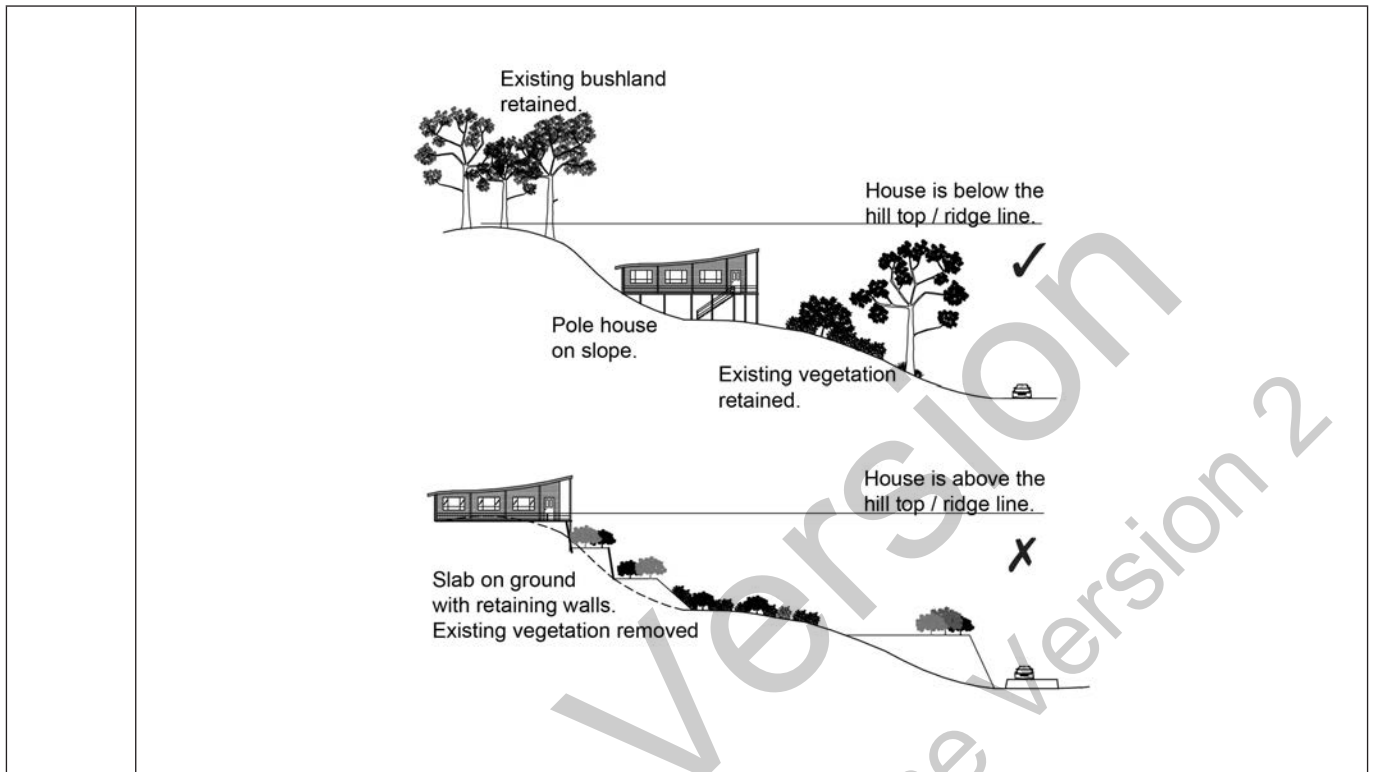
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SAO63	Pruning of a significant tree occurs in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)	
SAO64	Development does not: <ul style="list-style-type: none"> a. involve earthworks exceeding 50m³; b. involve cut and fill having a height greater than 600mm; c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
SAO65	Buildings, excluding domestic outbuildings: <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
SAO66	Development does not involve the manufacture, handling or storage of hazardous chemicals.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)	
SAO67	Development does not include the following uses within a Wastewater treatment site buffer: <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⁾.
SAO68	Development within a Water supply buffer does not include the incineration or burial of waste and all other waste is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.
SAO69	Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.
SAO70	Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things): <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.

SAO71	On-site sewerage facilities in a Water supply buffer produce a minimum secondary treated effluent (90th percentile) and effluent application to ensure water quality is maintained and protected.
SAO72	On-site sewerage facilities in a Water supply buffer for a dwelling house ⁽²²⁾ include: <ul style="list-style-type: none"> a. emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time; b. a reserve land application area of 100% of the effluent irrigation design area; c. land application areas that are vegetated; d. the base of the land application field is at least 2 metres above the seasonal high water table/bedrock (whichever is the closest to the base of the application area); e. wastewater collection and storage systems must have capacity to accommodate full load at peak times.
SAO73	On-site sewerage facilities in a Water supply buffer for development other than a dwelling house include emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies/overload with provision for de-sludging.
SAO74	Development involving Permanent plantation ⁽⁵⁹⁾ within a Water supply buffer maintains a minimum of 30% ground cover at all times.
SAO75	Development does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer.
SAO76	Development involving a major hazard facility or an Environmentally Relevant Activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
SAO77	Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.
SAO78	Development does not include the following uses located within a landfill site buffer: <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⁾.
SAO79	All habitable rooms located within an Electricity supply substation buffer are: <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.
SAO80	Development does not involve the construction of any buildings or structures containing habitable rooms or sensitive land uses within a High voltage electricity line buffer.
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	

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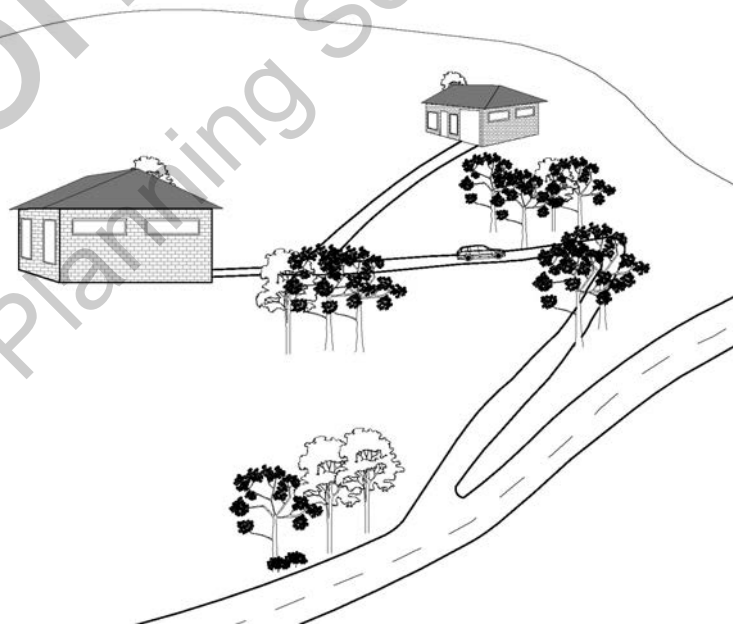
SAO81	Development for a material change of use or building work does not involve the construction of a building or structure in an Overland flow path area.
SAO82	<p>Development for a material change of use or operational work does not impede the flow of flood waters through the premises or worsen flood 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>
SAO83	Development for a material change of use or building work ensures that fencing in an overland flow path area is at least 50% permeable.
SAO84	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.
SAO85	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.
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</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>	
SAO86	<p>No development is to occur within:</p> <ol 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 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>
<p>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) - (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>	
SAO87	<p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p> <ol style="list-style-type: none"> 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.



SAO88

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.



SAO89

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

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Colours from Australian Standard AS2700s – 1996		
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	

SAO90	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%.
SAO91	<p>Where located in the Locally important (Coast) scenic amenity overlay;</p> <ul style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls facing the coast are no higher than 1m. Where fences and walls are higher than 1m, they have 50% transparency. This does not apply to a fence or wall at an angle of 90o to the coast; c. where over 12m in height, the building design includes the following architectural character elements: <ul style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes;

<ul style="list-style-type: none"> ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings;
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<ul style="list-style-type: none"> iii. Roof top outlooks, tensile structure as shading devices; and



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



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

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

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

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

Part B—Criteria for assessable development - Recreation and open space zone

Table 6.2.9.2 Assessable development - Recreation and open space zone

Performance Outcome	Acceptable Outcome
General	
Built form outcomes for all development	
PO1 Development will: <ul style="list-style-type: none"> a. maintain the open and unbuilt character of a site, uncluttered by building and maintaining the availability of a site for unobstructed outdoor recreational use, except where in the Sports and recreation precinct where a higher density of built form is anticipated; b. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding built environment nor detract from the amenity of adjoining land; 	AO1.1 Site cover does not exceed 10%, except in the Sport and recreation precinct where site cover does not exceed 40%
	AO1.2 Building and structures are set back 10m from all boundaries.
	AO1.3 Building height does not exceed the maximum height identified on Overlay map - Building heights.

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<ul style="list-style-type: none"> c. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook; d. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security; e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate; f. reduce the visual appearance of building bulk through: <ul style="list-style-type: none"> i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane; ii. use of a variety of building materials and colours; iii. use of landscaping and screening. g. maintain the open space character as a visual contrast to urban development, except where in the Sports and recreation precinct where a higher density of built form is anticipated; h. achieves the design principles outlined in Planning scheme policy - Integrated design. 	
Building on sloping land	
<p>PO2</p> <p>On slopes between 10% and 15%, building and site design must achieve the following:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm; d. minimising any visual impact on the Recreation and open space zone landscape character; and e. protecting the amenity of adjoining properties. 	<p>AO2</p> <p>Building and site design on slopes between 10% and 15%:</p> <ul style="list-style-type: none"> a. use split-level, multiple-slab, pier or pole construction; b. avoid single-plane slabs and benching; and c. ensure the height of any cut or fill, whether retained or not, does not exceed 900mm.
Amenity	
<p>PO3</p>	<p>AO3</p> <p>No acceptable outcome provided</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>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>Note - Terms used in this section are defined in State 'State Planning Policy Guideline - Guidance on development involving hazardous chemicals'.</p>	
<p>PO4</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>AO4.1</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 AO4.1 (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>AO4.2</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> <p>a. For any hazard scenario involving the release of gases or vapours:</p>

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	<ol style="list-style-type: none"> 1. AEGL2 (60minutes) or if not available ERPG2; 2. 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"> 1. 7kPa overpressure; 2. 4.7kW/m² heat radiation. <p>If criteria AO4.2 (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>AO4.3</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> <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. 14kPa overpressure; ii. 12.6kW/m² heat radiation. <p>If criteria AO4.3 (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>PO5</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>AO5</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>PO6</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>AO6</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</p>

	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.
PO7 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.	A07.1 The base of any tank with a WC >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively: <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.
	A07.2 The lowest point of any storage area for packages >2,500L or kg is higher than any relevant flood height level identified in an area's flood hazard area. Alternatively, package stores are provided with impervious bund walls or racking systems higher than the relevant flood height level.
Landscaping and screening	
PO8 Landscaping and screening is provided in a manner that: <ul style="list-style-type: none"> a. achieves a high level of privacy and amenity to adjoining properties and when viewed from the street; b. reduces the visual impact of building bulk and presence and hard surface areas on the local character and amenity of adjoining properties and from the street; c. creates a secure and safe environment by incorporating key elements of crime prevention through environmental design; d. achieves the design principles outlined in Planning scheme policy - Integrated design. 	A08.1 In the Sports and recreation precinct, a minimum area of 20% of the site is provided for landscaping.
	A08.2 Outdoor storages areas are screened from adjoining sites and roads by either planting, wall(s), fence(s) or a combination to at least 1.8m in height along the length of the storage area.
Waste	
PO9 Bins and bin storage areas are provided, designed and managed in accordance with Planning scheme policy – Waste.	No acceptable outcome provided.

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Car parking	
<p>PO10</p> <p>On-site car parking associated with an activity provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	<p>AO10</p> <p>On-site car parking is provided at a rate identified Schedule 7 - Car parking.</p>
Noise	
<p>PO11</p> <p>Noise generating uses do not adversely affect existing noise sensitive uses.</p> <p>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p>	<p>No acceptable outcome provided.</p>
<p>PO12</p> <p>Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <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>AO12.1</p> <p>Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.</p> <p>AO12.2</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <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>

Clearing of habitat trees where not located within the Environmental areas overlay map	
<p>PO13</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>PO14</p> <p>The development is connected to an existing reticulated electricity supply system approved by the relevant energy regulating authority.</p>	<p>No acceptable outcome provided</p>
<p>PO15</p> <p>The development has access to telecommunications and broadband services in accordance with current standards.</p>	<p>No acceptable outcome provided</p>
<p>PO16</p> <p>Where available the development is to safely connect to reticulated gas.</p>	<p>No acceptable outcome provided</p>
<p>PO17</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>AO17.1</p> <p>Where in a sewerred area, the development is connected to a reticulated sewerage network.</p>
	<p>AO17.2</p> <p>Where not in a sewerred area, the development is serviced by an appropriate on-site sewerage facility.</p>

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	<p>Note - A site and soil evaluation report is generally required to demonstrate compliance with this outcome. Reports are to be prepared in accordance with AS1547 On-site domestic wastewater management and the Queensland Plumbing and Wastewater Code.</p>
	<p>AO17.3</p> <p>Trade waste is pre-treated on-site prior to discharging into the sewerage network.</p>
<p>PO18</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>AO18.1</p> <p>Where in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is connected to the reticulated water supply system in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and the relevant Water Service Association of Australia (WSAA) codes and standards.</p>
	<p>AO18.2</p> <p>Where not in an existing connections area or a future connections area as detailed in the Unitywater Connections Policy, the development is provided with an adequate water supply of 45,000 litres by way of on-site storage which provides equivalent water quality and reliability to support the use requirements of the development.</p>
<p>PO19</p> <p>The development is provided with constructed and dedicated road access.</p>	<p>No acceptable outcome provided</p>
<p>Access</p>	
<p>PO20</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>PO21</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>AO21.1</p> <p>The development provides for the extension of the road network in the area in accordance with Council's road network planning.</p>
	<p>AO21.2</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>AO21.3</p> <p>The lot layout allows forward access to and from the site.</p>
<p>PO22</p> <p>Safe access is provided for all vehicles required to access the site.</p>	<p>AO22.1</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>AO22.2</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>AO22.3</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>PO23</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>No acceptable outcome provided</p>

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<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>PO24</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>PO25</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>PO26</p>	<p>No acceptable outcome provided</p>

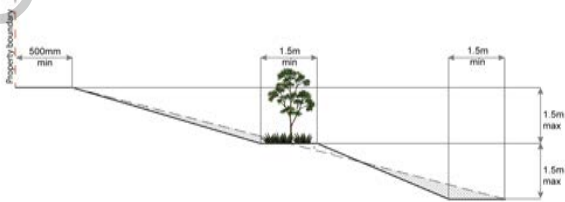
<p>Stormwater quality management systems are designed and constructed to minimise the environmental impact of stormwater discharge on surface and underground receiving water quality and meet the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>Note - A stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management.</p>	
Site works and construction management	
<p>PO27</p> <p>The site and any existing structures are maintained in a tidy and safe condition.</p>	<p>No acceptable outcome provided</p>
<p>PO28</p> <p>All works on-site are managed to:</p> <ol style="list-style-type: none"> a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment; c. ensure stormwater discharge is managed in a manner that does not cause nuisance or annoyance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone. 	<p>AO28.1</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"> a. stormwater is not discharged to adjacent properties in a manner that differs significantly from pre-existing conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour and erosion; c. stormwater discharge rates do not exceed pre-existing conditions; d. the 10% AEP storm event is the minimum design storm for all temporary diversion drains; and e. the 50% AEP storm event is the minimum design storm for all silt barriers and sedimentation basins. <p>AO28.2</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>AO28.3</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>AO28.4</p>

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	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>PO29</p> <p>Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.</p>	<p>AO29</p> <p>No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.</p>
<p>PO30</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>AO30.1</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>AO30.2</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>AO30.3</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>PO31</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>AO31</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>PO32</p> <p>The clearing of vegetation on-site:</p>	<p>AO32.1</p> <p>All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works.</p>

<p>a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and</p> <p>b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land;</p> <p>c. is disposed of in a manner which minimises nuisance and annoyance to existing premises.</p> <p>Note - No burning of cleared vegetation is permitted.</p>	<p>Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.</p> <p>AO32.2</p> <p>Disposal of materials is managed in one or more of the following ways:</p> <p>a. all cleared vegetation, declared weeds, stumps, rubbish, car bodies, scrap metal and the like are removed and disposed of in a Council land fill facility; or</p> <p>b. all native vegetation with a diameter below 400mm is to be chipped and stored on-site.</p> <p>Note - The chipped vegetation must be stored in an approved location, preferably a park or public land.</p>
<p>PO33</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>PO34</p> <p>On-site earthworks are designed to consider the visual and amenity impact as they relate to:</p> <p>a. the natural topographical features of the site;</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>AO34.1</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>AO34.2</p> <p>Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance of steep rock slopes and batters.</p> <p>AO34.3</p> <p>Inspection and certification of steep rock slopes and batters is required by a suitably qualified and experienced RPEQ.</p> <p>AO34.4</p> <p>All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.</p>

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	<p>AO34.5</p> <p>All filling or excavation is contained on-site.</p> <hr/> <p>AO34.6</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). <hr/> <p>AO34.7</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>PO35</p> <p>Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.</p>	<p>AO35</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>PO36</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>AO36.1</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>AO36.2</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>PO37</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>PO38</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>PO39</p> <p>All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>AO39</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; <div data-bbox="829 1545 1436 1993" data-label="Diagram"> <p style="text-align: center;">Figure - Retaining on boundary</p> </div> <ol style="list-style-type: none"> where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent

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- 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

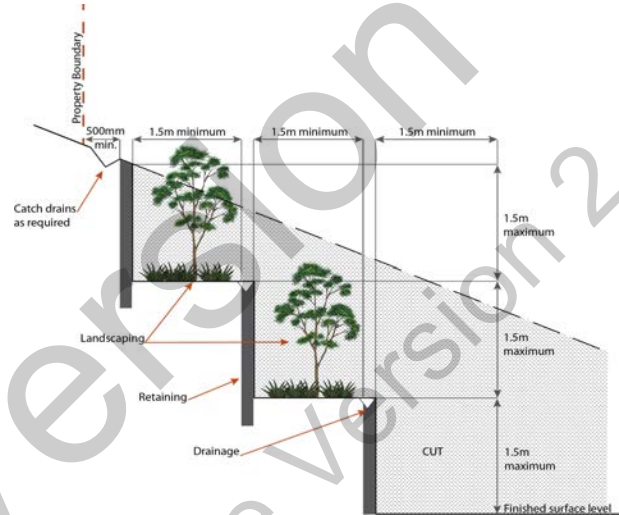
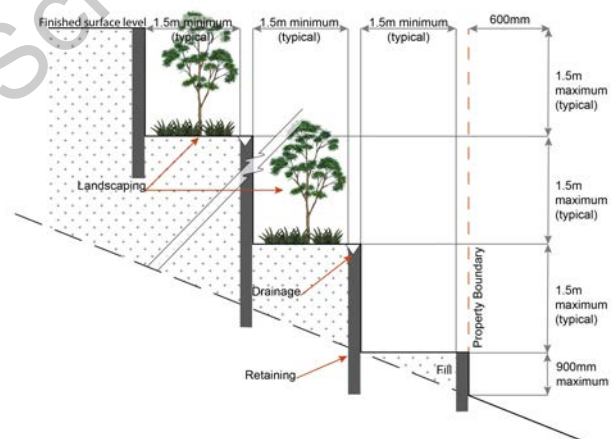


Figure - Fill



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.

PO40

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.

AO40.1

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.

AO40.2

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.

AO40.3

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	<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>PO41</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>AO41</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>PO42</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>AO42</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	
Caretaker's accommodation⁽¹⁰⁾	
<p>PO43</p> <p>Development for a caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. does not compromise the productivity of the use occurring on-site and in the surrounding area; b. is domestic in scale; c. provides adequate car parking provisions exclusive on the primary use of the site; d. is safe for the residents; e. has regard to the open space and recreation needs of the residents. 	<p>AO43</p> <p>Development for caretaker's accommodation⁽¹⁰⁾:</p> <ul style="list-style-type: none"> a. a caretaker's accommodation⁽¹⁰⁾ has a maximum GFA of 80m²; b. no more than 1 caretaker's accommodation⁽¹⁰⁾ is established per site; c. does not gain access from a separate driveway from a road frontage.
Food and drink outlet⁽²⁸⁾	
<p>PO44</p> <p>Food and drink outlets⁽²⁸⁾:</p> <ul style="list-style-type: none"> a. remain secondary and ancillary to an open space, sport or recreation use; b. do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose; c. not appear, act or function as a separate and stand-alone commercial activity but has a clearly expressed relationship with an open space, sport or recreation use; d. not generate nuisance effects such as noise, dust and odour on the character and amenity of the recreation and open space areas or on adjoining properties; e. where not in the Sports and recreation precinct, any liquor or gambling activities associated with a food and drink outlet⁽²⁸⁾ is a secondary and minor component. 	<p>AO44.1</p> <p>The GFA does not exceed 150m², except where located in the Sports and recreation precinct where this provision does not apply.</p> <p>AO44.2</p> <p>The food and drink outlet⁽²⁸⁾ operates in conjunction with a recreation or open space use occurring on the same site, except where located in the Sports and recreation precinct where this provision does not apply.</p> <p>AO44.3</p> <p>The food and drink outlet⁽²⁸⁾ does not have a liquor or gambling licence, except where located in the Sports and recreation precinct where this provision does not apply.</p>
Landing⁽⁴¹⁾	
<p>PO45</p> <p>Development associated with a landing⁽⁴¹⁾:</p> <ul style="list-style-type: none"> a. does not result in adverse impacts upon groundwater and surface water quality; b. does not adversely impact upon hydrological water flows; 	<p>No acceptable outcome provided</p>

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<ul style="list-style-type: none"> c. does not result in soil erosion; d. does not result in the loss of biodiversity quality and integrity of habitat; e. retains safe and convenient public access to waterways. 	
Major electricity infrastructure⁽⁴³⁾, Substation⁽⁸⁰⁾ and Utility installation⁽⁸⁶⁾	
<p>PO46</p> <p>The development does not have an adverse impact on the visual amenity of a locality and is:</p> <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>AO46.1</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>AO46.2</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>PO47</p> <p>Infrastructure does not have an impact on pedestrian health and safety.</p>	<p>AO47</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>PO48</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>AO48</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>PO49</p> <p>Markets⁽⁴⁶⁾:</p>	<p>AO49.1</p> <p>The market⁽⁴⁶⁾ does not impact on the ability to undertake activities associated with the primary recreation and open space purpose of the site.</p>

<ul style="list-style-type: none"> a. remain limited in size, scale and intensity to avoid adverse detrimental impacts on the character and amenity of an adjoining area, including vehicle access, traffic generation, on and off site car parking and pedestrian safety; b. do not restrict or inhibit the ability for a recreation and open space area to be used for its primary sport and recreation purpose; c. have minimal economic impact on established businesses on commercially zoned land in the immediate vicinity; d. not generate nuisance effects such as noise, dust, odour, hours and frequency of operation, on the character and amenity of the recreation and open space areas or on adjoining properties; e. does not adversely impact on the safe and efficient operation of the external road network. 	<p>AO49.2</p> <p>Market⁽⁴⁶⁾ operates as follows:</p> <ul style="list-style-type: none"> a. No more than 2 days in any week; b. No more than 50 individual stalls; c. All activities, including set-up and pack-up, occur within the hours of 7.00am and 3.00pm; d. No use of amplified music, public address systems and noise generating plant and equipment; e. Waste containers are provided at a rate of 1 per food stall and 1 per 4 non-food stalls.
Commercial Activity Activity Group	
<p>PO50</p> <p>Development on Lot 10, SP24480 at 148 Klingner Road, Kippa-Ring and known as the Redcliffe Rugby League Club:</p> <ul style="list-style-type: none"> a. is consistent with the intended role of the site which is to facilitate limited commercial activities associated with, and ancillary to, the operation of the Redcliffe Rugby League Club; b. is commercial activities is limited to short term accommodation⁽⁷⁷⁾, office⁽⁵³⁾, shops⁽⁷⁵⁾ and health services; c. is integrated with existing activities and uses on the site. Development does not act or perceived as a separate standalone development separate from the Redcliffe Rugby League Club;and d. does not undermine the viability, role or function of centres in the region. <p>Note - Council may require an Economic Impact Assessment (EIA) to demonstrate compliance with this performance outcome. A EIA must demonstrate that the size, scale, range of services and location of development is commensurate with the level of existing demand and that impacts on existing and future planned centres are justified and within acceptable limits. Further details on the methodology for a EIA is outlined in Planning scheme policy - Economic impact assessment.</p>	<p>No acceptable outcome provided.</p>
Tourist park⁽⁸⁴⁾	
<p>PO51</p>	<p>No acceptable outcome provided.</p>

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<p>Tourist park⁽⁸⁴⁾:</p> <ol style="list-style-type: none"> a. is not, or does not act, as a permanent place of residence for persons where a typical period of time does not exceed 3 consecutive months; b. is located within a site area that is of sufficient size to: <ol style="list-style-type: none"> i. accommodate the proposed use and associated facilities including car parking; ii. safe and convenient access to and within the site; iii. achieve a high level of convenience and privacy for occupants; iv. provide for a high level of open space and on-site amenity for users; c. is setback and screened from all property boundaries to minimise adverse visual impacts on adjoining properties; d. is landscaped and screened in a manner that achieves the design principles outlined in Planning scheme policy - Integrated design; e. create a safe environment by incorporating the key elements of crime prevention through environmental design (CPTED); f. does not adversely impact on the safe and efficient operations of the external road network. 	
<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>PO52</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>AO52.1</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>AO52.2</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>PO53</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>AO53</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>PO54</p> <p>Telecommunications facilities⁽⁸¹⁾ do not conflict with lawful existing land uses both on and adjoining the site.</p>	<p>AO54</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>PO55</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>AO55.1</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>AO55.2</p> <p>In all other areas towers do not exceed 35m in height.</p>
	<p>AO55.3</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>AO55.4</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>AO55.5</p> <p>The facility is enclosed by security fencing or by other means to ensure public access is prohibited.</p>
	<p>AO55.6</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>

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	<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>PO56</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>AO56</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>PO57</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>AO57</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>Acid sulfate soils - (refer Overlay map - Acid sulfate soils to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcome, an Acid sulfate soils (ASS) investigation report and soil management plan is prepared by a qualified engineer. Guidance for the preparation an ASS investigation report and soil management plan is provided in Planning scheme policy - Acid sulfate soils.</p>	
<p>PO58</p> <p>Development avoids disturbing acid sulfate soils. Where development disturbs acid sulfate soils, development:</p> <ol style="list-style-type: none"> is managed to avoid or minimise the release of surface or groundwater flows containing acid and metal contaminants into the environment; protects the environmental and ecological values and health of receiving waters; protects buildings and infrastructure from the effects of acid sulfate soils. 	<p>AO58</p> <p>Development does not involve:</p> <ol style="list-style-type: none"> excavation or otherwise removing of more than 100m³ of soil or sediment where below than 5m Australian Height datum AHD; or filling of land of more than 500m³ of material with an average depth of 0.5m or greater where below the 5m Australian Height datum AHD.
<p>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a bushfire management plan is prepared by a suitably qualified person. Guidance for the preparation of a bushfire management plan is provided in Planning scheme policy – Bushfire prone areas.</p>	

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>PO59</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the number of buildings and people working and living on a site exposed to bushfire risk; b. ensures the protection of life during the passage of a fire front; c. is located and designed to increase the chance of survival of buildings and structures during a bushfire; d. minimises bushfire risk from build up of fuels around buildings and structures; e. ensure safe and effective access for emergency services during a bushfire. 	<p>AO59.1</p> <p>Buildings and structures are:</p> <ul style="list-style-type: none"> a. not located on a ridgeline; b. not located on land with a slope greater than 15% (see Overlay map - Landslide hazard); c. dwellings are located on east to south facing slopes. <hr/> <p>AO59.2</p> <p>Buildings and structures have contained within the site:</p> <ul style="list-style-type: none"> a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater; c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures; d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> i. to, and around, each building and other roofed structure; and ii. to each fire fighting water supply extraction point. <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959</p>
<p>PO60</p> <p>Development and associated driveways and access ways:</p> <ul style="list-style-type: none"> a. avoid potential for entrapment during a bushfire; 	<p>AO60</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;

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<ul style="list-style-type: none"> 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"> 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>PO61</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>AO61</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>PO62</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>AO62</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

PO63

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.

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<p>PO64</p> <p>Development provides for safe, unimpeded, convenient and ongoing wildlife movement and establishes and maintains habitat connectivity by:</p> <ol style="list-style-type: none"> a. retaining habitat trees; b. providing contiguous patches of habitat; c. provide replacement and rehabilitation planting to improve connectivity; 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>No acceptable outcome provided.</p>
<p>Vegetation clearing and habitat protection</p>	
<p>PO65</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>PO66</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"> 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>PO67</p> <p>Development ensures safe, unimpeded, convenient and ongoing wildlife movement and habitat connectivity by:</p> <ol 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>

Vegetation clearing and soil resource stability	
<p>PO68</p> <p>Development does not:</p> <ol style="list-style-type: none"> result in soil erosion or land degradation; leave cleared land exposed for an unreasonable period of time but is rehabilitated in a timely manner. 	No acceptable outcome provided.
Vegetation clearing and water quality	
<p>PO69</p> <p>Development maintains or improves the quality of groundwater and surface water within, and downstream, of a site by:</p> <ol style="list-style-type: none"> ensuring an effective vegetated buffers and setbacks from waterbodies is retained to achieve natural filtration and reduce sediment loads; avoiding or minimising changes to landforms to maintain hydrological water flows; adopting suitable measures to exclude livestock from entering a waterbody where a site is being used for animal husbandry⁽⁴⁾ and animal keeping⁽⁵⁾ activities. 	No acceptable outcome provided.
<p>PO70</p> <p>Development minimises adverse impacts of stormwater run-off on water quality by:</p> <ol style="list-style-type: none"> minimising flow velocity to reduce erosion; minimising hard surface areas; maximising the use of permeable surfaces; incorporating sediment retention devices; minimising channelled flow. 	No acceptable outcome provided.
Vegetation clearing and access, edge effects and urban heat island effects	
<p>PO71</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>PO72</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 ; 	No acceptable outcome provided.

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<ul style="list-style-type: none"> 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>PO73</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>PO74</p> <p>Where development results in the unavoidable loss of native vegetation within a Value Offset Area MLES waterway buffer or a Value Offset Area MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p> <p>Editor's note - For MSES Koala Offsets, State Planning Regulatory Provision environmental offset provisions apply.</p>	<p>No acceptable outcome provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources (separation area) to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a noise impact assessment report is prepared by a suitably qualified person. Guidance to preparing noise impact assessment report is provided in Planning scheme policy – Noise.</p>	
<p>PO75</p> <p>Development does not increase the number of people living in the Extractive Resources separation area.</p>	<p>A075</p> <p>One dwelling house⁽²²⁾ permitted per lot within separation area.</p>
<p>PO76</p> <p>Development:</p>	<p>A076</p> <p>Development within the separation area does not include the following activities:</p>

<ul style="list-style-type: none"> a. does not introduce or increase uses that are sensitive to the impacts of an Extractive industry⁽²⁷⁾; b. is compatible with the operation of an Extractive industry⁽²⁷⁾; c. does not comprise or undermine the function and integrity of the separation area in providing a buffer between key extractive and processing activities and sensitive, incompatible uses outside the separation area. 	<ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling unit⁽²³⁾; e. Hospital⁽³⁶⁾; f. Rooming accommodation⁽⁶⁹⁾; g. Multiple dwelling⁽⁴⁹⁾; h. Non-resident workforce accommodation⁽⁵²⁾; i. Relocatable home park⁽⁶²⁾; j. Residential care facility⁽⁶⁵⁾; k. Resort complex⁽⁶⁶⁾; l. Retirement facility⁽⁶⁷⁾; m. Rural workers' accommodation⁽⁷¹⁾; n. Short-term accommodation⁽⁷⁷⁾; o. Tourist park⁽⁸⁴⁾.
<p>PO77</p> <p>Habitable rooms achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008 and provides a safe, healthy and disturbance free living environment.</p>	<p>AO77</p> <p>All habitable rooms within the separation area are:</p> <ul style="list-style-type: none"> a. acoustically insulated to achieve the noise levels listed in Schedule 1 Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008; b. provided with mechanical ventilation.
<p>PO78</p> <p>Development provides open space areas for passive recreation in a manner where impacts from key extractive/processing activities, particularly noise, is minimised.</p>	<p>AO78</p> <p>Private open space areas are separated from the resource processing area by buildings or a 1.8m high solid structure.</p>
<p>Extractive resources transport route (refer Overlay map - Extractive resources (transport route and buffer) to determine if the following assessment criteria apply)</p>	
<p>PO79</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not increase in the number of people living in close proximity to a transport route and being subject to the adverse effects from the transportation route; b. does not result in the establishment of uses that are incompatible with the operation of Extractive resources transport routes; c. adopts design and location measures to satisfactorily mitigate the potential adverse impacts associated with transportation routes on sensitive land uses. Such measures include, but are not limited to: <ul style="list-style-type: none"> i. locating the furthest distance possible from the transportation route; 	<p>AO79</p> <p>The following uses are not located within the 100m wide transport route buffer:</p> <ul style="list-style-type: none"> a. Caretaker's accommodation⁽¹⁰⁾, except where located in the Extractive industry zone; b. Community residence⁽¹⁶⁾; c. Dual occupancy⁽²¹⁾; d. Dwelling house⁽²²⁾; e. Dwelling unit⁽²³⁾; f. Hospital⁽³⁶⁾; g. Rooming accommodation⁽⁶⁹⁾; h. Multiple dwelling⁽⁴⁹⁾; i. Non-resident workforce accommodation⁽⁵²⁾; j. Relocatable home park⁽⁶²⁾; k. Residential care facility⁽⁶⁵⁾; l. Resort complex⁽⁶⁶⁾;

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<ul style="list-style-type: none"> ii. habitable rooms being located the furthest from the transportation route; iii. shielding and screening private outdoor recreation space from the transportation routes. 	<ul style="list-style-type: none"> m. Retirement facility⁽⁶⁷⁾; n. Rural workers' accommodation⁽⁷¹⁾; o. Short-term accommodation⁽⁷⁷⁾; p. Tourist park⁽⁸⁴⁾.
<p>PO80</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not adversely impact upon the efficient and effective transportation of extractive material along a transportation route; b. ensures vehicle access and egress along transportation routes are designed and located to achieve a high degree of safety, having good visibility; c. utilises existing vehicle access points and where existing vehicle access points are sub-standard or poorly formed, they are upgraded to an appropriate standard. 	<p>AO80.1</p> <p>Development does not create a new vehicle access point onto an Extractive resources transport route.</p> <hr/> <p>AO80.2</p> <p>A vehicle access point is located, designed and constructed in accordance with Planning scheme policy - Integrated design.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - 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>PO81</p> <p>Development will:</p> <ul style="list-style-type: none"> a. not diminish or cause irreversible damage to the cultural heritage values present on the site, and associated with a heritage site, object or building; b. protect the fabric and setting of the heritage site, object or building; c. be consistent with the form, scale and style of the heritage site, object or building; d. utilise similar materials to those existing, or where this is not reasonable or practicable, neutral materials and finishes; e. incorporate complementary elements, detailing and ornamentation to those present on the heritage site, object or building; f. retain public access where this is currently provided. 	<p>AO81</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>PO82</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>PO83</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>PO84</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>A084</p> <p>Development does:</p> <ol style="list-style-type: none"> not result in the removal of a significant tree; not occur within 20m of a protected tree; involve pruning of a tree in accordance with Australian Standard AS 4373-2007 – Pruning of Amenity Trees.
<p>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note - To demonstrate achievement of the performance outcomes, a site-specific geotechnical assessment report is prepared by a qualified engineer. Guidance for the preparation of a geotechnical assessment report is provided in Planning scheme policy – Landslide hazard.</p>	
<p>PO85</p> <p>Development:</p> <ol style="list-style-type: none"> maintains the safety of people and property on a site and neighbouring sites from landslides; 	<p>A085</p> <p>Development does not:</p> <ol style="list-style-type: none"> involve earthworks exceeding 50m³; involve cut and fill having a height greater than 600mm;

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<ul style="list-style-type: none"> b. ensures the long-term stability of the site considering the full nature and end use of the development; c. ensures site stability during all phases of construction and development; d. minimises disturbance of natural drainage patterns of the site and does not result in the redirection or alteration of the existing flow of surface or groundwater e. minimises adverse visual impacts on the amenity of adjoining residents and provides a positive interface with the streetscape. 	<ul style="list-style-type: none"> c. involve any retaining wall having a height greater than 600mm; d. redirect or alter the existing flow of surface or groundwater.
<p>PO86</p> <p>Buildings are designed to respond to sloping topography in the siting, design and form of buildings and structures by:</p> <ul style="list-style-type: none"> a. minimising overuse of cut and fill to create single flat pads and benching; b. avoiding expanses of retaining walls, loss of trees and vegetation and interference with natural drainage systems; c. minimising any adverse visual impact on the landscape character ; d. Protect the amenity of adjoining properties. 	<p>AO86</p> <p>Buildings, excluding domestic outbuildings:</p> <ul style="list-style-type: none"> a. are split-level, multiple-slab, pier or pole construction; b. are not single plane slab on ground.
<p>PO87</p> <p>Development protects the safety of people, property and the environment from the impacts of landslide on hazardous chemicals manufactured, handled or stored by incorporating design measures to ensure:</p> <ul style="list-style-type: none"> a. the long-term stability of the development site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. the development is not adversely affected by landslide activity originating on sloping land above the site; d. emergency access and access from the site for the public and emergency vehicles is available and is not at risk from landslide. 	<p>AO87</p> <p>Development does not involve the manufacture, handling or storage of hazardous chemicals.</p>
<p>Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	
<p>PO88</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>AO88</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⁾;

	<ul style="list-style-type: none"> 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>PO89</p> <p>Development within a Water supply buffer captures solid or liquid waste from all land use, development and activities is designed, constructed and managed to prevent the release of contaminants to surface water or groundwater bodies.</p>	<p>AO89.1</p> <p>Run-off and sediment from roadways and impervious surfaces within a Water supply buffer are intercepted and treated on-site to remove oil, grease, chemicals, silt, trace metals and nutrients such as nitrogen and phosphorous.</p>
	<p>AO89.2</p> <p>Incineration or burial of waste within a Water supply buffer is not undertaken onsite.</p>
	<p>AO89.3</p> <p>Solid waste within a Water supply buffer is collected and stored in weather proof, sealed waste receptacles, located in roofed and bunded areas, for disposal by a licenced contractor.</p>
	<p>AO89.4</p> <p>Holding tanks within a Water supply buffer are used for all liquid waste and provide for the separation of oils/solvents and solids prior to pump-out and collection by a licenced contractor.</p>
	<p>AO89.5</p> <p>Management, handling and storage of hazardous chemicals (including fuelling of vehicles) within a Water supply buffer, is undertaken in secured, climate controlled, weather proof, level and bunded enclosures.</p>
<p>PO90</p> <p>On-site sewerage systems within a Water supply buffer are designed and operated to ensure there is no worsening or adverse impacts to health risks, environmental risks and water quality.</p> <p>Editor's Note - For guidance refer to the Seq water Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p>	<p>AO90</p> <p>Secondary treated wastewater treatment systems within a Water supply buffer include:</p> <ul style="list-style-type: none"> a. emergency storage capable of holding 3-6 hours peak flow of treated effluent in the event of emergencies or overload with provision for de-sludging; b. back up pump installation and backup power;

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	<ul style="list-style-type: none"> c. MEDLI modelling to determine irrigation rates and sizing of irrigation areas; d. vegetated land application areas are not located in overland flow paths or on areas that perform groundwater recharge or discharge functions; and e. wastewater collection and storage systems have a capacity to accommodate full load at peak times and includes temporary facilities.
<p>PO91</p> <p>Development within a Bulk water supply infrastructure buffer is located, designed and constructed to:</p> <ul style="list-style-type: none"> a. protect the integrity of the water supply pipeline; b. maintain adequate access for any required maintenance or upgrading work to the water supply pipeline; 	<p>AO91</p> <p>Development:</p> <ul style="list-style-type: none"> a. does not involve the construction of any buildings or structures within a Bulk water supply infrastructure buffer; b. involving a major hazard facility or environmentally relevant activity (ERA) is setback 30m from a Bulk water supply infrastructure buffer.
<p>PO92</p> <p>Development is located and designed to maintain required access to Bulk water supply infrastructure.</p>	<p>AO92</p> <p>Development does not restrict access to Bulk water supply infrastructure of any type or size, having regard to (among other things):</p> <ul style="list-style-type: none"> a. buildings or structures; b. gates and fences; c. storage of equipment or materials; d. landscaping or earthworks or stormwater or other infrastructure.
<p>PO93</p> <p>Development within the Gas pipeline buffer:</p> <ul style="list-style-type: none"> a. avoids attracting people in large numbers to live, work or congregate; b. avoids the storage of hazardous chemicals; c. maintains adequate access for any required maintenance or upgrading work; d. minimises risk of harm to people and property. <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>	<p>AO93</p> <p>Development does not involve the construction of any buildings or structures within the Gas pipeline buffer.</p> <p>Editor's note - The <i>Petroleum and Gas (Production and Safety) Act 2004</i> (sections 807 and 808) requires that building or changes in surface level on pipeline land must not occur unless all the pipeline licence holders consent.</p>
<p>PO94</p> <p>Odour sensitive development is separated from landfill sites so they are not adversely affected by odour emission or other air pollutant impacts.</p>	<p>AO94</p> <p>The following uses are not located within a Landfill 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⁾;

	<ul style="list-style-type: none"> 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>PO95</p> <p>Habitable rooms within an Electricity supply substation buffer are located a sufficient distance from substations⁽⁸⁰⁾ to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields.</p> <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>	<p>AO95</p> <p>Habitable rooms:</p> <ul style="list-style-type: none"> a. are not located within an Electricity supply substation buffer; and b. proposed on a site subject to an Electricity supply substation⁽⁸⁰⁾ are acoustically insulated to achieve the noise levels listed in Schedule 1, Acoustic Quality Objectives, Environmental Protection (Noise) Policy 2008. <p>Note - Habitable room is defined in the Building Code of Australia (Volume 1)</p>
<p>PO96</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 a 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>PO97</p> <p>Development within a High voltage electricity line buffer provides adequate buffers to high voltage electricity lines to protect amenity and health by ensuring development:</p> <ul style="list-style-type: none"> a. is located and designed to avoid any potential adverse impacts on personal health and wellbeing from electromagnetic fields in accordance with the principle of prudent avoidance; 	<p>AO97</p> <p>Development does not involve the construction of any buildings or structures within a High voltage electricity line buffer.</p>

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<ul style="list-style-type: none"> b. is located and designed in a manner that maintains a high level of security of supply; c. is located and design so not to impede upon the functioning and maintenance of high voltage electrical infrastructure. 	
<p>PO98</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 of objectives in the Environmental Protection (Air) Policy 2008; b. ensure that noise impacts on the amenity of the development met the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008. 	<p>AO98</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>PO99</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or other premises, public land, watercourses, roads or infrastructure. 	<p>No acceptable outcome provided.</p>
<p>PO100</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>AO100</p> <p>No acceptable outcome provided.</p>
<p>PO101</p>	<p>No acceptable outcome provided.</p>

<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>PO102</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>AO102</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>PO103</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>AO103</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>PO104</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>AO104.1</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>AO104.2</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>PO105</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>

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<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>PO106</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>PO106</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>PO107</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>AO107</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>Scenic amenity - Regionally significant (Hills) and Locally important (Coast) (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p>	
<p>PO108</p> <p>Development:</p>	<p>AO108</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, buildings and structures are not:</p>

<p>a. avoids being viewed as a visually conspicuous built form on a hill top or ridgeline;</p> <p>b. retain the natural character or bushland settings as the dominant landscape characteristic;</p> <p>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>	<p>a. located on a hill top or ridge line;</p> <p>b. all parts of the building and structure are located below the hill top or ridge line.</p>																																													
<p>PO109</p> <p>Development:</p> <p>a. does not adversely detract or degrade the quality of views, vista or key landmarks;</p> <p>b. retains the natural character or bushland settings as the dominant landscape characteristic.</p>	<p>AO109</p> <p>Where located in the Regionally significant (Hills) scenic amenity overlay, driveways and accessways:</p> <p>a. go across land contours, and do not cut straight up slopes;</p> <p>b. follow natural contours, not resulting in batters or retaining walls being greater than 900mm in height.</p>																																													
<p>PO110</p> <p>Buildings and structures incorporate colours and finishes that:</p> <p>a. are consistent with a natural, open space character and bushland environment;</p> <p>b. do not produce glare or appear visual incompatible with the surrounding natural character and bushland environment;</p> <p>c. are not visually dominant or detract from the natural qualities of the landscape.</p>	<p>AO110.1</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="794 981 1469 1816"> <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> <tr> <td>G22 – Serpentine</td> <td>N32 – Green Grey</td> <td>X62 – Dark Earth</td> </tr> <tr> <td>G23 – Shamrock</td> <td>N33 – Lightbox Grey</td> <td>X63 – Iron Bark</td> </tr> <tr> <td>G24 – Fern Green</td> <td>N35 – Light Grey</td> <td>Y51 – Bronze Olive</td> </tr> <tr> <td>G25 – Olive</td> <td>N41 – Oyster</td> <td>Y61 – Black Olive</td> </tr> <tr> <td>G34 – Avocado</td> <td>N42 – Storm Grey</td> <td>Y63 – Khaki</td> </tr> <tr> <td>G52 – Eucalyptus</td> <td>N43 – Pipeline Grey</td> <td>Y66 – Mudstone</td> </tr> <tr> <td>G53 – Banksia</td> <td></td> <td></td> </tr> </tbody> </table> <p>AO110.2</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>	Colours from Australian Standard AS2700s – 1996			G12 – Holly	G54 – Mist Green	N 44 – Bridge Grey	G13 – Emerald	G55 – Lichen	N45 – Koala Grey	G14 – Moss Green	G56 – Sage Green	N52 – Mid Grey	G15 – Rainforest Green	G62 – Rivergum	N54 – Basalt	G16 – Traffic Green	G64 – Slate	N55 – Lead Grey	G17 – Mint Green	G65 – Ti Tree	X54 – Brown	G21 – Jade	N25 – Birch Grey	X61 – Wombat	G22 – Serpentine	N32 – Green Grey	X62 – Dark Earth	G23 – Shamrock	N33 – Lightbox Grey	X63 – Iron Bark	G24 – Fern Green	N35 – Light Grey	Y51 – Bronze Olive	G25 – Olive	N41 – Oyster	Y61 – Black Olive	G34 – Avocado	N42 – Storm Grey	Y63 – Khaki	G52 – Eucalyptus	N43 – Pipeline Grey	Y66 – Mudstone	G53 – Banksia		
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6 Zones

<p>PO111</p> <p>Landscaping</p> <ul style="list-style-type: none"> a. complements the coastal landscape character and amenity; b. has known resilience and robustness in the coastal environment; <p>Fences and walls:</p> <ul style="list-style-type: none"> a. do not appear visually dominant or conspicuous within its setting; b. reduce visual appearance through the use of built form articulation, setbacks, and plant screening; c. use materials and colours that are complementary to the coastal environment. <p>Building design responds to the bayside location and complements the particular bayside character and amenity by adopting and incorporating a range of architectural character elements.</p> <ul style="list-style-type: none"> a. retained; b. protected from development diminishing their significance. 	<p>AO111</p> <p>Where located in the Locally Important (Coast) scenic amenity overlay:</p> <ul style="list-style-type: none"> a. landscaping comprises indigenous coastal species; b. fences and walls are no higher than 1m; and c. existing pine trees, palm trees, mature fig and cotton trees are retained. d. where over 12m in height, the building design includes the following architectural character elements: <ul style="list-style-type: none"> i. curving balcony edges and walls, strong vertical blades and wall planes; ii. balcony roofs, wall articulation expressed with different colours, curves in plan and section, and window awnings; iii. roof top outlooks, tensile structures as shading devices; iv. lightweight structures use white frame elements in steel and timber, bold colour contrast.
<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>	